

for sale

offers over **£210,000** Freehold

**Paul  
Dubberley**



Brook Road Oldbury B68 8AD



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## Property Description

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## Entrance Hall

11' 5" x 14' 2" ( 3.48m x 4.32m )  
Having door to the front elevation, stairs to the first floor and doors to.

## Lounge

Having a double glazed window to the front elevation, fireplace, central heating radiator and door to the kitchen.

## Kitchen

10' 2" x 11' 9" ( 3.10m x 3.58m )  
Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated oven and hob, plumbing for washing machine, extractor fan and central heating radiator.

## Downstairs Shower Room

Fully tiled with shower cubicle, low level WC, wash hand basin and central heating radiator.

## Landing

Having stairs from the hallway and doors to.

## Bedroom One

9' 8" x 17' 6" ( 2.95m x 5.33m )  
Having two double glazed windows to the rear elevation, and central heating radiator.

## Bedroom Two

11' 8" x 8' 5" ( 3.56m x 2.57m )  
Having a double glazed window to the front elevation and central heating radiator.

## Bedroom Three

9' 2" x 8' 2" ( 2.79m x 2.49m )  
Having a double glaze window to the front elevation and central heating radiator.

## Front Garden

Having block paved driveway for parking.

## Rear Garden

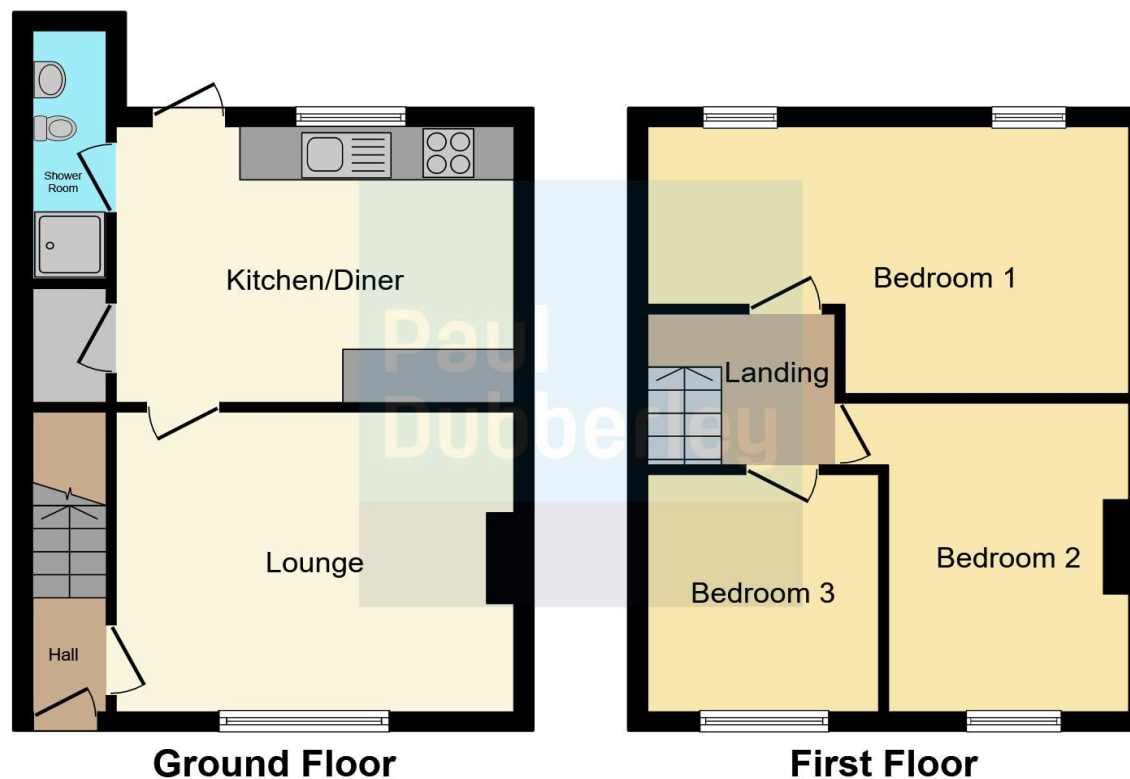
Having slabbed patio area, lawn area with pathway to middle.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

**view this property online** [PaulDubberley.co.uk/Property/PWB104564](http://PaulDubberley.co.uk/Property/PWB104564)

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