

for sale

offers in the region of

**£425,000** Freehold

**Paul  
Dubberley**



The Parade West Bromwich B71 3NY

# The Parade West Bromwich B71 3NY



## Property Description

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### Entrance Porch

Having a double glazed door to the front and  
double glazed windows to the front and side

### Entrance Hall

Double glazed door to the front, radiator,  
stairs rising to first floor landing and doors to

### Cloakroom

Having a double glazed window to the front  
elevation, tiling to splash prone areas, wash  
hand basin, low level WC and central heating  
radiator.

### Lounge

Having a double glazed window to the front  
elevation, double glazed bay window to the  
side, media wall, telephone point, TV point  
and central heating radiator.

### Kitchen

Having double glazed windows to the rear  
and side elevations, three sky lights, french  
doors to the garden, fitted kitchen with a  
range of wall and base units, with  
worksurfaces over, stainless steel one and  
half bowl sink and drainer, tiling to splash  
prone areas, electric oven and gas hob, with  
cooker hood over, fridge freezer, dishwasher,  
central heating radiator.

### Utility Cupboard

Having plumbing for washing machine,  
central heating boiler and worksurfaces over.

### Landing

Having stairs from the entrance hall,  
cupboard, loft access and doors to.

### Bedroom One

Having double glazed windows to the front  
and side elevations, fitted wardrobes and  
central heating radiator and door to ensuite.

### Ensuite

Having a double glazed window to the side  
elevation, part tiled, shower cubicle, vanity  
wash hand basin, low level WC and central  
heating radiator.

### Bedroom Two

Having double glazed windows to the rear  
and side elevations, fitted wardrobes and  
central heating radiator.

### Bedroom Three

Having a double glazed window to the rear  
elevation, fitted wardrobes and central  
heating radiator.

### Bathroom

Having a double glazed window to the front  
elevation, part tiled, bath with mixer taps and  
shower over, vanity wash hand basin, low  
level WC and heated towel rail.

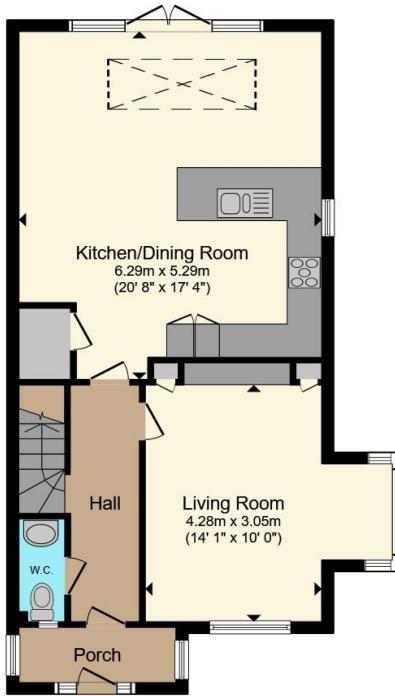
### Agent Notes

Seller has advised there is an approximate  
£85 per annum estate charge.





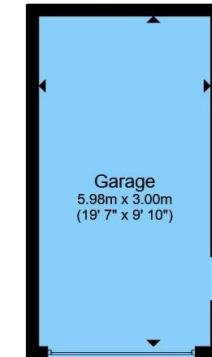




**Ground Floor**



**First Floor**



**Garage**

Total floor area 122.6 m<sup>2</sup> (1,319 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Paul  
Dubberley**

To view this property please contact Paul Dubberley on

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290 - 292 High Street  
WEST BROMWICH B70 8EN

EPC Rating: B    Council Tax  
Band: D

**view this property online [PaulDubberley.co.uk/Property/PWB105128](http://PaulDubberley.co.uk/Property/PWB105128)**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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