for sale

offers over **£340,000** Freehold

Paul Dubberley



Laura Roberts Close WEST BROMWICH B70 0FJ

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Property Description

Situated on the sought-after Laura Roberts Close in West Bromwich, this well-presented four bedroom semi-detached corner home offers an ideal opportunity for first-time buyers, growing families, or investors alike.

The property boasts a welcoming entrance hallway leading through to a spacious and light-filled lounge, perfect for relaxing or entertaining guests. To the rear, a modern fitted kitchen/dining area provides ample storage and workspace, with direct access to a large private rear garden – ideal for outdoor dining and family enjoyment.

Upstairs, the property features four well-proportioned bedrooms, offering flexible accommodation for family living or home working, along with a contemporary family bathroom.

Externally, the home benefits from a neatly maintained front garden and off-road parking, while the enclosed rear garden provides a safe and private space for children and pets.

Conveniently located close to local amenities, reputable schools, transport links, and easy access to major commuter routes, this property combines comfort, practicality, and location in one attractive package.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor and doors to.

Wc

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

Lounge

Having a double glazed window to the front elevation, double doors into the kitchen, TV point and central heating radiator.

Kitchen/Dining Room

Having a double glazed window to the rear elevation, 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, integrated electric double oven, gas hob, with cooker hood over, plumbing for washing machine, two central heating radiators, spotlight to ceilings and double door leading to the rear garden.

Landing

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

Bedroom One

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

Ensuite

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Having a double glazed window to the front elevation and central heating radiator.

Bathroom

Part tiled with a double glazed window to the side elevation, bath with mixer taps, shower

over bath, low level WC wash hand basin and heated towel rail.

















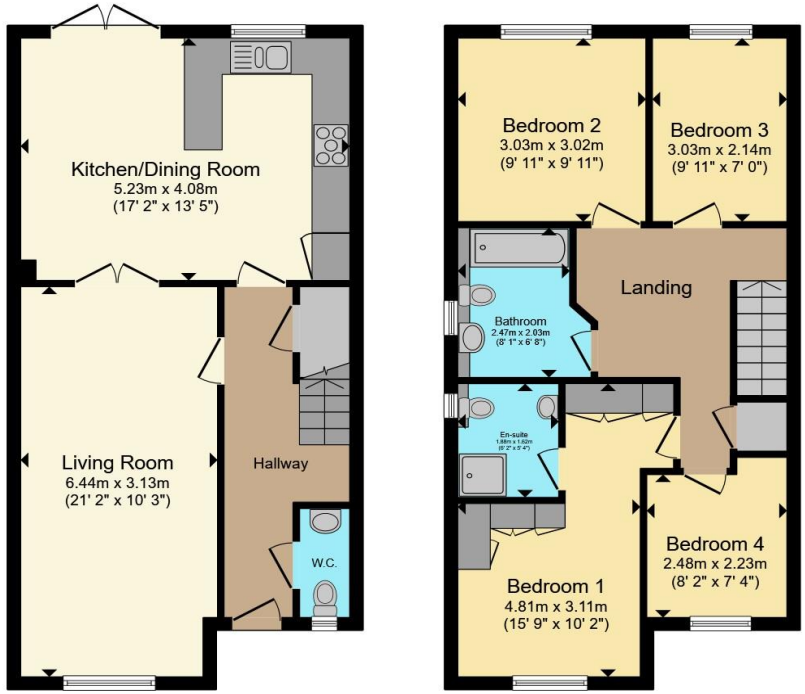

Ground Floor **First Floor**

Total floor area 105.7 m² (1,137 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

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To view this property please contact Paul Dubberley on

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290 - 292 High Street
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EPC Rating: B

Council Tax Band: D

view this property online PaulDubberley.co.uk/Property/PWB105245

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.

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