

for sale
£275,000 Freehold

**Paul
Dubberley**



Arbor Court West Bromwich B71 4DY

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Property Description

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Entrance Hall

Having a double glazed door to the side elevation, central heating radiator and doors to.

Lounge

Having double glazed patio door to the rear elevation, fireplace with surround, wall lights, TV point and central heating radiator.

Kitchen

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 bowl sink and drainer, fully tiled, gas hob and electric oven with cooker hood over, plumbing for washing machine, central heating radiator, central heating boiler and door to garden.

Shower Room

Having a double glazed window, fully tiled, shower cubicle, low level WC wash hand basin, bidet and central heating radiator.

Bedroom One

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

Bedroom Two

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

Frontage

Having blocked paved area, artificial lawn area and side gate.

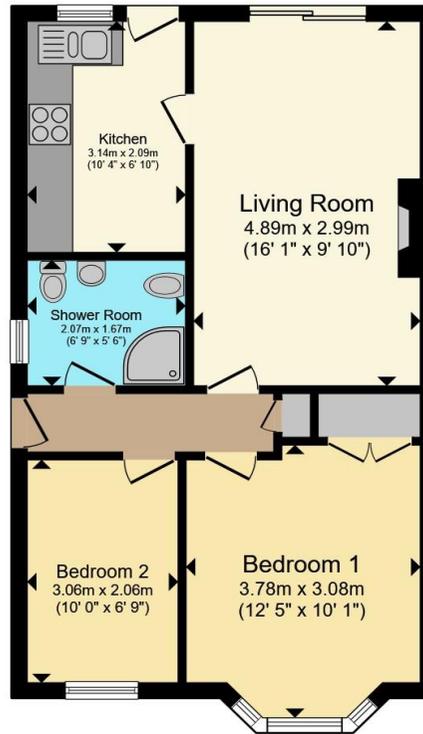
Rear Garden

Having slabbed patio area with overhead canopy and lawn area.









Total floor area 47.3 m² (509 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



To view this property please contact Paul Dubberley on

T 0121 525 2111
E westbromwich@pauldubberley.co.uk

290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: D Council Tax
 Band: D

view this property online PaulDubberley.co.uk/Property/PWB105253

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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