

for sale
£390,000 Freehold

**Paul
Dubberley**



Roebuck Lane West Bromwich B70 6QX

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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 elevations.

Entrance Hall

Having door to the front, stairs rising to first floor, storage cupboard and doors to the following.

Lounge

Having a double glazed bay window to the front elevation, gas fire place with surround, TV point and central heating radiator.

Dining / Living Area

An open plan area having double glazed patio doors to the rear to the garden, double doors into the lounge, electric fireplace, wall lights, central heating radiator .

Reception Room Two

Having two double glazed windows to the side elevation, archway into the kitchen and door to the garage.

Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl stainless steel sink and drainer, tiling to splash prone areas, integrated double oven, integrated hob, with cooker hood over, plumbing for appliances, extractor fan and door to shower room and rear garden.

Shower Room

Fully tiled with walk in shower, vanity wash hand basin, low level WC, extractor fan and central heating radiator.

Landing

Having stairs from the hallway, storage cupboard and doors to.

Bedroom One

Having a double glazed window to the rear elevation, storage cupboard, TV Point and central heating radiator.

Bedroom Two

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

Bedroom Three

Having two double glazed windows to the front elevation, fitted wardrobes and two central heating radiators.

Bedroom Four

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

Bathroom

Having a double glazed window to the rear elevation, corner bath, low level WC, wash hand basin, spot lights, extractor fan and central heating radiator.

Front Garden

Block paved area with access to garage.

Rear Garden

Split level garden with raised patio area, steps to lawn area and surrounding trees and shrubs.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

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

290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: D

view this property online PaulDubberley.co.uk/Property/PWB102417

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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