

for sale  
**£110,000** Leasehold

**Paul  
Dubberley**



Princes Gate West Bromwich B70 6HU

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## Property Description

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## Agents Notes

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

## Entrance

Having an intercom entry system and stairs to upper floors.

## Entrance Hall

Having door to the front, storage cupboard and doors to.

## Lounge

Having a double glazed window, fireplace with surround, TV point and electric wall heater.

## Kitchen

Having a double glazed window, fitted with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, electric oven and hob with cookerhood over and plumbing for washing machine.

## Bedroom One

Having a double glazed window and electric wall heater.

## Bedroom Two

Having a double glazed window, storage cupboard and electric wall heater.

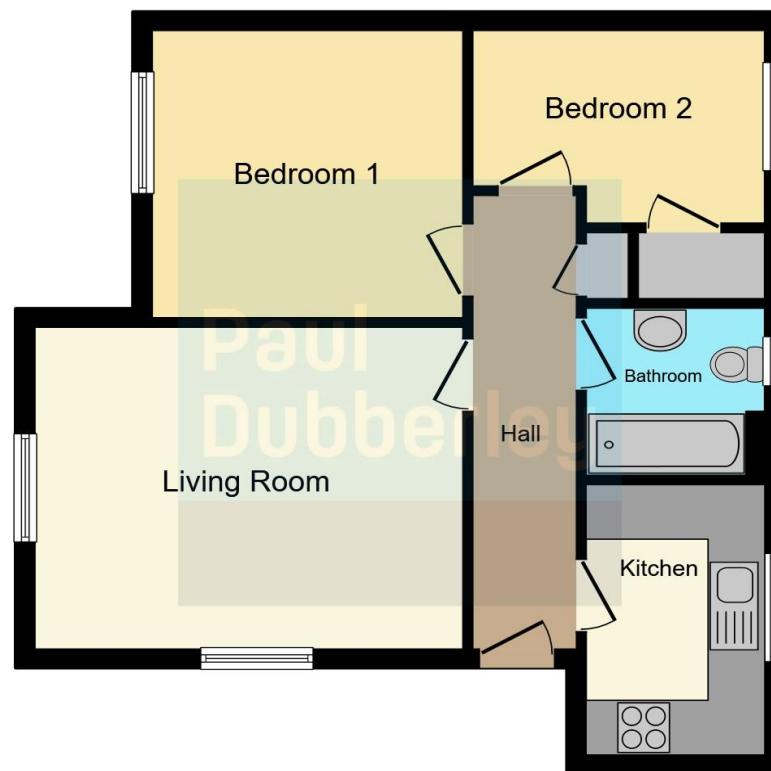
## Bathroom

Having a double glazed window, part tiled, bath, low level WC, wash had basin, electric heater and extractor fan.









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)

To view this property please contact Paul Dubberley on

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290 - 292 High Street  
WEST BROMWICH B70 8EN

EPC Rating: C Council Tax  
Band: A

Service Charge:  
1500.00

Ground Rent:  
105.00

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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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Property Ref: PWB104935 - 0002

