

for sale
£190,000 Freehold

**Paul
Dubberley**



Holly Road ROWLEY REGIS B65 0BE

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Property Description

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Entrance Hall

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

Lounge

13' 6" x 12' 6" (4.11m x 3.81m)
Having a double glazed window to the front elevation, gas fire with surround, TV point, telephone point, wooden flooring and central heating radiator.

Dining Room

13' 10" x 12' 5" (4.22m x 3.78m)
Having a double glazed window to the rear elevation, feature fire place, TV point, telephone point, central heating radiator, wooden flooring and door to inner lobby giving access to the kitchen.

Kitchen

11' 6" x 9' (3.51m x 2.74m)
Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, gas cooker point, plumbing for washing machine and dishwasher, fridge freezer.

Bathroom

5' 11" x 9' (1.80m x 2.74m)
Having a double glazed window to the rear elevation, part tiled, bath with shower over, low level WC, wash hand basin, extractor fan

and central heating radiator.

Landing

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

Bedroom One

13' 7" x 12' 7" (4.14m x 3.84m)
Having a double glazed window to the front elevation, built in wardrobes and central heating radiator.

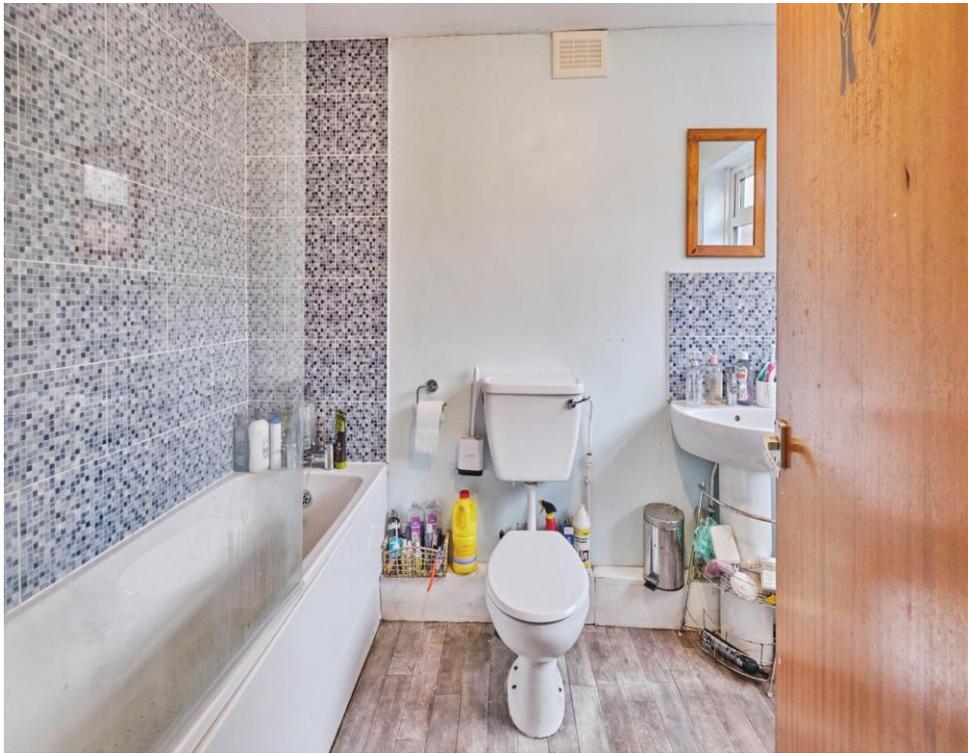
Bedroom Two

12' 5" x 11' 1" (3.78m x 3.38m)
Having a double glazed window to the rear elevation, built in wardrobes and central heating radiator.

Bedroom Three

12' 4" x 5' 11" (3.76m x 1.80m)
Having a double glazed window to the rear elevation, TV point and central heating radiator.









Total floor area 109.8 m² (1,182 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

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290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: D Council Tax
 Band: A

view this property online PaulDubberley.co.uk/Property/PWB105090

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: PWB105090 - 0003

