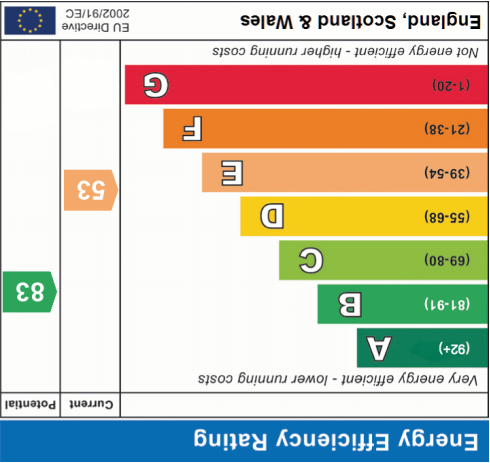




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view the property.



1 Devonshire Drive, West Bromwich, B71 4AA

OFFERS REGION £300,000





1 DEVONSHIRE DRIVE, WEST BROMWICH

This deceptively spacious, two/three bedroomed detached bungalow occupies a pleasant position in this sought after residential area, being within walking distance of Dartmouth Park and Sandwell Valley Country Park. The property is also within reasonable walking distance of West Bromwich town centre and is well served by public transport services to neighbouring areas and schools for children of all ages.

Offered to the market with the benefit of no upward chain involved, the well-presented accommodation briefly comprising the following:- (all measurements approximate)



RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator and feature tiled floor.

LOUNGE

3.55m x 3.54m (11' 8" x 11' 7") having UPVC double glazed window to side, ceiling light point, central heating radiator, wooden flooring and feature fireplace with log burner.



L-SHAPED KITCHEN

3.85m maximum x 3.51m maximum (12' 8" x 11' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, electric cooker point with extractor hood over, plumbing for automatic washing machine, central heating boiler, two ceiling light points, wooden flooring and UPVC double glazed window to side.

BREAKFAST ROOM/MULTI PURPOSE ROOM

3.44m x 1.64m (11' 3" x 5' 5") having UPVC double glazed window to side, wooden flooring, ceiling light point and access door to rear garden.



BEDROOM NO 1

4.10m x 3.54m (13' 5" x 11' 7") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and wooden flooring.

BEDROOM NO 2

3.54m x 3.54m (11' 7" x 11' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.

BEDROOM NO 3/DINING ROOM

4.90m x 4.44m (16' 1" x 14' 7") having UPVC double glazed windows to side and rear, two ceiling light points, central heating radiator and wooden flooring.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail and two UPVC double glazed windows to side.



OUTSIDE

GRAVELLED FORECOURT

and pathway to front entrance door.

ENCLOSED REAR GARDEN

with timber and walled surrounds, patio area, lawn and timber garden shed.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.



TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Sandwell Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/15/05/25

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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