for sale

£300,000 Freehold

Paul Dubberley



Arbor Court West Bromwich B71 4DY

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Property Description

Arbor Court, West Bromwich is an attractive detached bungalow positioned in a peaceful residential cul-de-sac within a sought-after area of West Bromwich. Built in the late 1990s, the property offers well-planned accommodation, comprising an entrance hall, spacious lounge, fitted kitchen, two bedrooms, and a bathroom/shower room. The bungalow benefits from gas central heating, double glazing, and a freehold tenure.Externally, the home enjoys a driveway providing off-road parking, a detached garage, and a low-maintenance rear garden designed for easy upkeep and outdoor relaxation. Its location provides excellent access to local shopping facilities, public transport services, the West Midlands Metro, Tame Bridge Parkway railway station, Dartmouth Park, and Sandwell Hospital.

The property is particularly well suited to buyers looking for single-level accommodation in a quiet setting while still benefiting from good connectivity and everyday amenities nearby.

Porch

Having a double glazed door to the front and door into entrance hall

Entrance Hall

Having a radiator, storage cupboard and doors to

Lounge

Having two double glazed windows to the front, double glazed patio door to the side, radiator and TV point and door to kitchen

Kitchen

Having a double glazed window to the side, fitted kitchen with a range of wall and base units, sink drainer, work surfaces, tiling to splash prone areas, intregated electric hob and oven with cooker hood over, radiator and plumbing for domestic appliances.

Bedroom One

Having a double glazed bay window to the front, radiator and TV points

Bedroom Two

Having a double glazed window to the side and radiator

Shower Room

Having a double glazed window to the side, wash hand basin, wc, radiator, extractor fan and walk in shower, fully tiled.

Rear Garden

Having a slabbed patio, large lawn area with flower beds to sides, side gated access

Garage

Having a up and over door with power and lighting.

Agents Note

an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







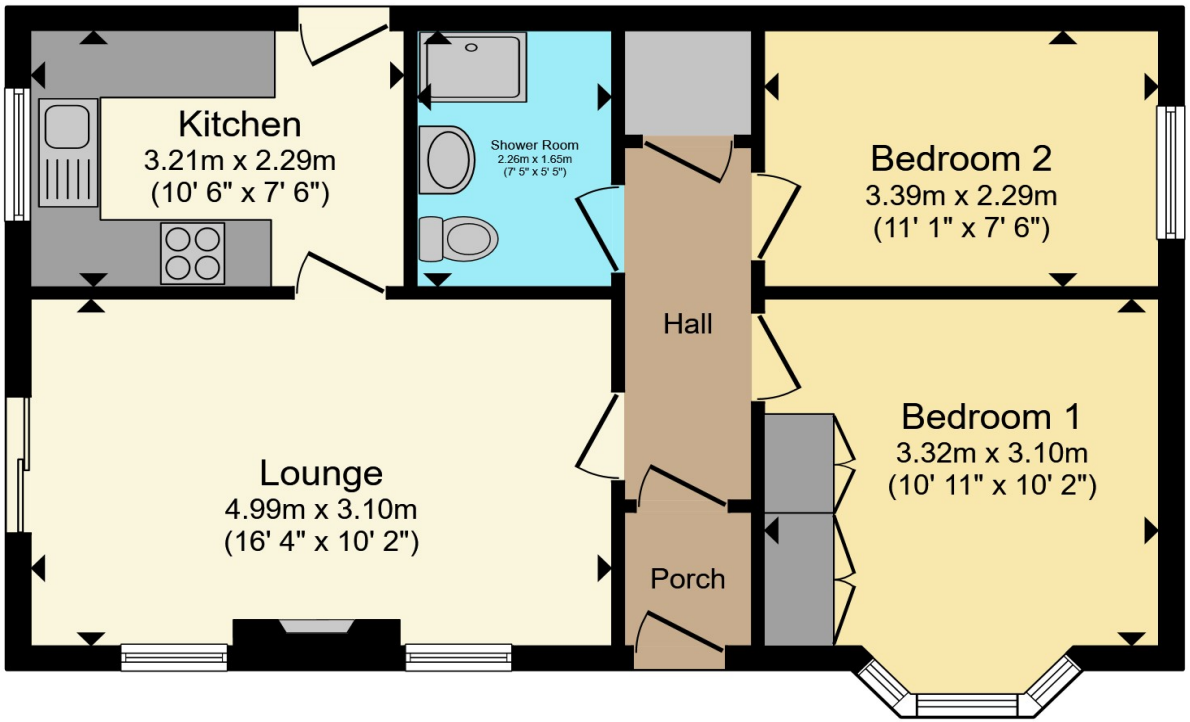












Total floor area 53.7 m² (578 sq.ft.) approx

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

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290 - 292 High Street
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EPC Rating: D

Council Tax Band: D

view this property online PaulDubberley.co.uk/Property/PWB105697

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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