

for sale

offers over **£340,000** Freehold



Appledore Road Walsall WS5 3DT

****THREE BEDROOM SEMI-DETACHED FAMILY HOME****

Located in Walsall in a popular residential area. Comprises of: Driveway, Lounge, Kitchen, three bedrooms, rear garden and Garage. Internal viewings are recommended to appreciate this property.

- Energy Rating: C
- POPULAR LOCATION
- BIGGER THAN AVERAGE
- EPC RATING - D
- COUNCIL TAX BAND - C

Property Details

Porch

Side aspect double glazed windows and door leading to entrance hall.

Entrance Hall

Stairs to landing, store cupboard and door to lounge.

Lounge 17' 5" x 15' 9" Max (5.31m x 4.80m Max)

Feature fireplace with double doors leading to dining room. Doors to kitchen and store cupboard. Radiator fixed to wall.

Dining Room 12' 8" x 7' 2" (3.86m x 2.18m)

Double patio doors leading to rear garden and 2 rear aspect double glazed windows.

Kitchen 11' 7" x 6' 7" (3.53m x 2.01m)

Front aspect double glazed window. Fitted wall and base units with an incorporated sink/drainер. There is also space for appliances.

Utility 11' 7" x 3' 8" (3.53m x 1.12m)

Fitted wall and base units, space for appliances and a front aspect double glazed window.

Landing

Doors leading to bedrooms and shower room.

Bedroom One 13' 1" x 9' 7" (3.99m x 2.92m)

Rear aspect double glazed window and radiator.

Bedroom Two 10' 9" x 9' 7" Max (3.28m x 2.92m Max)

Front aspect double glazed window and radiator.

Bedroom Three 10' 2" x 5' 9" Max (3.10m x 1.75m Max)

Rear aspect double glazed window and radiator.

Shower Room

Shower cubicle, wash hand basin and toilet. Heated towel rail, under floor heating and a front aspect double glazed window.

Garage 16' 1" Max x 12' 7" Max (4.90m Max x 3.84m Max)

Rear aspec double glazed window. Doors that give access to the front and rear of the property. There is space for storage , a radiator and electricity.





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

To view this property please contact Paul Dubberley on

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14 New Road
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Tenure: Freehold

EPC Rating: C

Property Ref: PW1103423 - 0003

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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