

for sale

£200,000 Freehold



## Thetford Way Walsall WS5 4TA

Perfect opportunity to acquire this stunning TWO BEDROOM FAMILY HOME. Located on a popular residential offering excellent transport links and local amenities. VIEWINGS HIGHLY RECOMMENDED. CALL 01902 633 323



# Property Details

## Living Room 16' 5" x 11' 7" ( 5.00m x 3.53m )

Rear double doors leading to garden, new carpet throughout, fitted fireplace and central heating radiator

## Kitchen 10' 1" x 8' ( 3.07m x 2.44m )

Fully fitted kitchen, with room for appliances, includes hob, work surfaces, brand new boiler

## Bedroom 1 9' 4" x 11' 7" ( 2.84m x 3.53m )

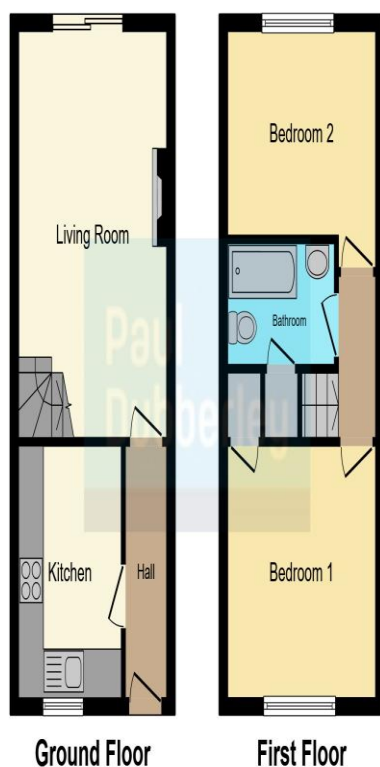
central heating radiator, built in storage cupboard, new carpet throughout

## Bedroom 2 11' 5" x 9' 5" ( 3.48m x 2.87m )

central heating radiator, new carpets throughout

## Bathroom

full fitted shower/bath, sink basin and toilet, partly splash proof tiles



To view this property please contact Paul Dubberley on

**T 01902 633323**  
**E [willenhall@pauldubberley.co.uk](mailto:willenhall@pauldubberley.co.uk)**

14 New Road  
WILLENHALL WV13 2BG

Property Ref: PW1103921 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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.localagent.com](http://www.localagent.com)

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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