

for sale

£230,000 Freehold



Almond Avenue Bentley Walsall WS2 0ES

Paul Dubberley is proud to present this **THREE-BEDROOM MID-TERRACE** home offering modern, spacious living with excellent accessibility features. This property includes a welcoming porch, bright entrance hall, stylish living room, modern kitchen/dining room, conservatory and three bedrooms.

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Porch

A neat and practical entrance space leading into:

Hall

Bright and inviting, with modern flooring and a featured staircase.

Living Room

13' 1" x 13' 1" (3.99m x 3.99m)

A spacious and beautifully presented lounge featuring modern decor, large front window and a welcoming atmosphere-ideal for family relaxation.

Kitchen/Dining Room

21' 8" x 8' 2" (6.60m x 2.49m)

A standout feature of the property-this modern, well-designed kitchen offers ample storage, integrated appliances, generous work surfaces and space for family dining table. The room flows effortlessly into the conservatory.

Conservatory

9' 4" x 9' 2" (2.84m x 2.79m)

A light-filled additional living space.

Landing

Bedroom One

13' 1" x 13' 1" (3.99m x 3.99m)

A bright double bedroom with modern decor, fitted wardrobes and views over the rear garden.

Bedroom Two

9' 10" x 8' 2" (3.00m x 2.49m)

Another generous double bedroom with contemporary styling and plenty of space for furniture.

Bedroom Three

13' 1" x 8' 2" (3.99m x 2.49m)

A well-sized single bedroom- perfect as a child's room, office, or dressing room.

Toilet

WC with wash basin and clean white tiling.

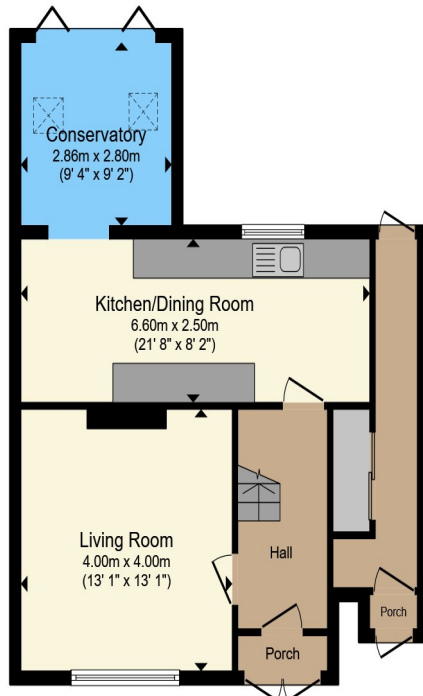
Shower Room

A contemporary and fully accessible shower room featuring a

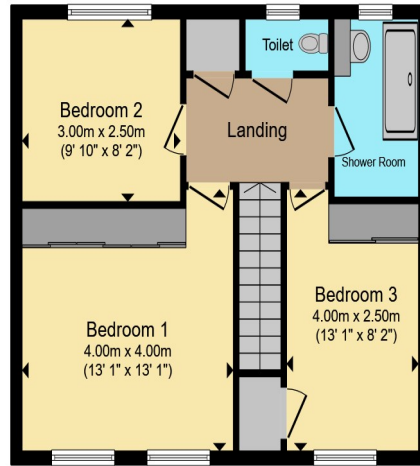


walk-in shower with seat, safety rails, and modern tiling.





Ground Floor



First Floor

Total floor area 106.0 m² (1,140 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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Property Ref: PW1104067 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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