

for sale

offers in the region of **£325,000** Freehold



Chestnut Road Wednesbury WS10 0BQ

""IDEAL FAMILY HOME"" An excellent opportunity to purchase this extended traditional detached residence situated close to Wednesbury town centre and providing convenient access for local schools and transport links. The property must be viewed internally to appreciate the quality of accommodation



Property Details

Enclosed Porch

Having front aspect double glazed doors, tiled flooring, wall mounted boiler and door into:

Reception Hallway

Stairs to landing, radiator, wood flooring, understairs storage cupboard and doors to kitchen and lounge:

Through Lounge/dining Room 27' x 10' 9" (8.23m x 3.28m)

Having front aspect double glazed window, ceiling coving, feature fireplace with gas fire, radiator and french doors to sitting room.

Extended Kitchen 20' x 5' 5" (6.10m x 1.65m)

Modern range of wall & base units with working surfaces, integrated 5 ring gas hob and separate oven. Inset sink & drainer, Integrated fridge freezer and dishwasher, rear aspect double glazed window door to side and tiled flooring. Leading too:

Sitting Room 9' 6" x 9' (2.90m x 2.74m)

French doors to garden, tiled flooring radiator and rear aspect double glazed window,

First Floor

Landing

Having doors to bedrooms and bathroom, loft hatch access. Side aspect double glazed window.

Bedroom One 13' 4" x 8' 6" (4.06m x 2.59m)

Front aspect double glazed bay window and radiator.

Bedroom Two 11' x 10' 5" (3.35m x 3.17m)

Rear aspect double glazed window and radiator.

Bedroom Three 7' 6" x 6' 7" (2.29m x 2.01m)

Front aspect double glazed window and radiator.

Bathroom

Rear aspect double glazed window with p shaped bath with glass shower screen and shower over. , wash hand basin with wc, heated towel rail

Outside

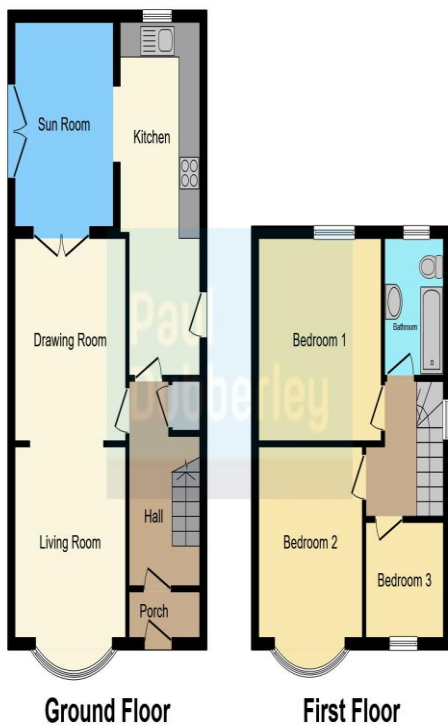
Rear Garden

Paved patio area with garden lawn, shrub borders, gate access to either side and access to garage

Front Garden

Having paved drive way providing off road parking, brick retaining wall and access to property.





To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: D

Property Ref: PWE102826 - 0009

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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