

for sale

offers in excess of **£300,000** Freehold



## Park Lane Wednesbury WS10 9PT

**\*Viewings Recommended\*** Immaculate, Fully Renovated, Detached Home in a Highly Regarded Location. Having Lounge, Open-plan Sitting/Dining/Kitchen, Utility, Downstairs WC, Three Bedrooms & Family Bathroom. Driveway Parking, Large Rear Garden, with a Rear Access Drive & Garage.



# Property Details

## Additional Information

Recently, this characterful property located in a highly regarded location has undergone a full back-to-brick renovation, which includes new roof and guttering, new UPVC double glazed doors and windows, and has the benefit of being rewired, replumbed, fully replastered, with all new internal joinery, doors and flooring. The bathroom, WC, utility and Kitchen have also all been refitted.

Downstairs provides a hallway with feature floor tiles, a spacious front lounge with laminate flooring, a sociable fully tiled open plan sitting/dining/kitchen with French doors which open onto the rear garden, a utility room and WC.

As you move upstairs the warmth beneath your feet becomes apparent from the soft carpets which are fitted throughout the bedrooms, stairs and landing whilst low maintenance laminate with a waterproof vinyl layer is the flooring of choice in an impressively renovated spacious family bathroom.

Lastly during the mentioned renovations the owners upgraded one of their two parking facilities with a new tarmac driveway to the front with new outer walls to enclose the space and fencing/ gate leading to garden.

Additional parking is available at the rear of the property and accessible via a private driveway from Myvod Road whilst the property also boasts a timber built workshop with adjoining concrete sectional garage at the bottom of the ample rear garden - this structure has possible development potential subject to the required planning permissions offering a possible home working or entertainment space or annex to impress your guests. Furthermore there is also a brick built storage facility recently fitted with new doors & windows during the wide spread renovations.

Overall no expense has been spared with this impressive renovation which has completely reformed this traditional home on a historically sought after Wednesday address. This property is a must see, please call the office on 0121 505 3533 to arrange a viewing or for additional details.

## Entrance Hallway

Double glazed access door to front, stairs to first floor landing, double glazed window to side, featured floor tiles, radiator and doors to:-

## Ground Floor W.C

Double glazed window to side, WC, Eco friendly wash hand basin over, radiator.

## Lounge 12' 11" x 11' 10" ( 3.94m x 3.61m )

Double glazed window to front and radiator.



## Dining Room 18' x 9' 10" ( 5.49m x 3.00m )

Double glazed velux sky light, radiator and double glazed doors to rear garden.

## Utility Room 5' 5" x 5' 2" ( 1.65m x 1.57m )

Double glazed window to rear, fitted with a range of wall units, work surfaces, plumbing for appliances and radiator.

## Kitchen 8' 9" x 8' 4" ( 2.67m x 2.54m )

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink drainer, double electric oven, gas hob and radiator.

## Landing

Double glazed window to side and doors to:-

## Bedroom One 11' 11" x 10' 5" ( 3.63m x 3.17m )

Double glazed window to front and radiator.

## Bedroom Two 11' 11" x 9' 11" ( 3.63m x 3.02m )

Rear aspect double glazed window and radiator.

## Bedroom Three 8' 7" x 7' 5" ( 2.62m x 2.26m )

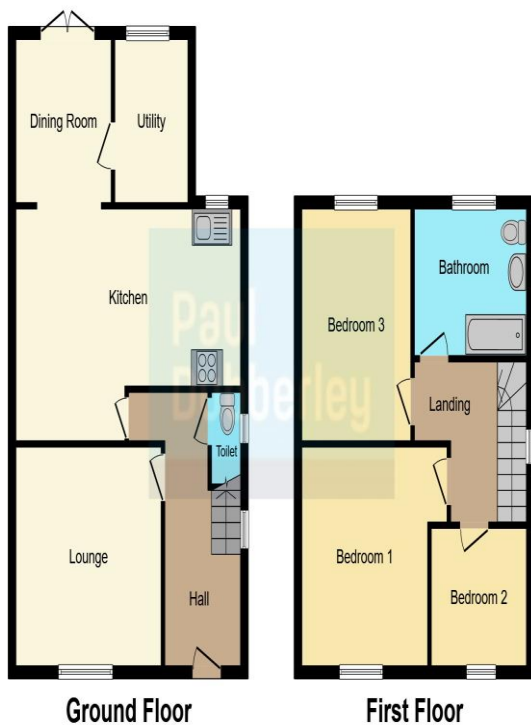
Double glazed window to front and radiator.

## Bathroom

Double glazed window to rear, WC, wash hand basin, bath with mixer tap and shower over, extractor fan, heated towel rail, store cupboard and part tiling to walls.

## Rear Garden

Decking areas, lawn area, borders, shrubs, gated side access, two brick built storage facilities, outdoor lighting and tap. Timber built workshop, accessed from the garden, which leads into a concrete sectional garage that opens onto a private driveway accessed from an entrance in Myvod Road.



To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

**Tenure: Freehold**

**EPC Rating: D**

Property Ref: PWE102624 - 0020

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