

for sale

offers over **£280,000** Freehold



Windmill Street WEDNESBURY WS10 9EZ

****IDEAL FAMILY HOME**NO UPWARD CHAIN** well presented three bedroom detached property with front and rear garden. This property offers tarmac driveway, lounge, dining room, three good size bedrooms, ensuite leading off bedroom one, a family bathroom and garage.



Property Details

Entrance Hall

Door to lounge, side aspect double glazed window and radiator.

Lounge 15' 4" x 11' 2" (4.67m x 3.40m)

Front aspect double glazed window and radiator. opening into dining room.

Dining Room 13' 3" x 8' 4" (4.04m x 2.54m)

Rear aspect patio door and stairs to landing.

Kitchen 10' 11" x 8' 3" (3.33m x 2.51m)

Modern fitted kitchen comprising of tiled walls, wall and base units, extractor fan, four ring gas hob, built in storage, space for fridge freezer and washing machine. Wall mounted boiler.

Landing

Airing cupboard and storage cupboard. Radiator and stairs to bedrooms and bathroom.

Bedroom One 11' 2" x 11' (3.40m x 3.35m)

Front aspect double glazed window, radiator and door to ensuite.

Ensuite

Refitted shower room, w/c, side aspect double glazed window, fully tiled, vanity unit with wash basin and radiator.

Bedroom Two 13' 3" x 9' 8" (4.04m x 2.95m)

Rear aspect double glazed window and radiator.

Bedroom Three 8' 3" x 7' 7" (2.51m x 2.31m)

Front aspect double glazed window.

Bathroom

Rear aspect double glazed window, bath with mixer taps and shower head. W.c, radiator and wash basin in vanity unit.

Front Garden

Tarmac driveway and lawn access to garage.

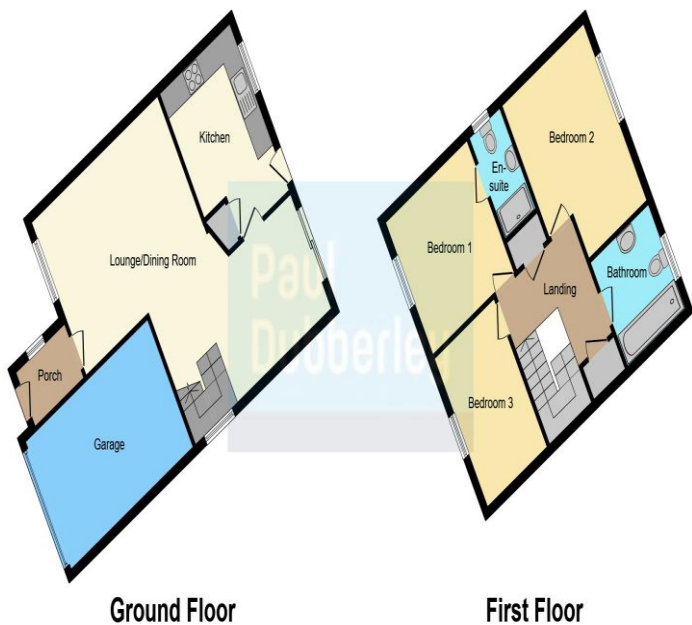
Rear Driveway

Patio area, side access both sides, lawn and shrub borders.

Garage 17' 5" x 8' 7" (5.31m x 2.62m)

Metal up and over door. Power and lighting.





Ground Floor

First Floor

To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: C

Property Ref: PWE102932 - 0010

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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