

for sale

offers in excess of **£330,000** Freehold



## Garth School Street Wednesbury WS10 9JB

### **\*\*FOUR BEDROOM FAMILY HOME\*\***

Spacious extended family home in popular residential location, internal viewing is highly recommended. Occupying a corner position and been conveniently located for access to motorway and schools.



# Property Details

## Entrance Porch

Front door into porch, tiled flooring and door into hall.

## Entrance Hall

Radiator, storage cupboard and stairs to landing.

## Sitting Room 12' x 9' ( 3.66m x 2.74m )

Front aspect double glazed window, radiator, fire surround and gas fire.

## Dining Room 12' x 9' 1" ( 3.66m x 2.77m )

Rear aspect double glazed patio doors, wood flooring, radiator, door to garden and opening to lounge.

## Lounge 13' x 10' 1" ( 3.96m x 3.07m )

Rear aspect double glazed window,

## Kitchen 11' 1" x 6' 1" max ( 3.38m x 1.85m max )

Front aspect double glazed window, wall and base units, inset sink and drainer. Space for washing machine and tumble dryer, four ring gas hob and electric oven.

## Landing

Loft hatch, doors to bedroom and bathroom.

## Bedroom One 16' 1" max x 10' 2" ( 4.90m max x 3.10m )

Front aspect double glazed window, built in wardrobes and rear aspect double glazed window.

## Bedroom Two 11' 1" x 12' 10" ( 3.38m x 3.91m )

Rear aspect double glazed window and radiator.

## Ensuite

w/c and wash basin.

## Bedroom Three 13' x 9' ( 3.96m x 2.74m )

Front aspect double glazed window and built in wardrobes.

## Bedroom Four 9' x 8' ( 2.74m x 2.44m )

Front aspect double glazed window, radiator and built in wardrobes.

## Bathroom

Front aspect double glazed window, free standing bath, walk in separate shower. tiled flooring, w/c and vanity unit.

## Front Garden

Driveway and off road parking.

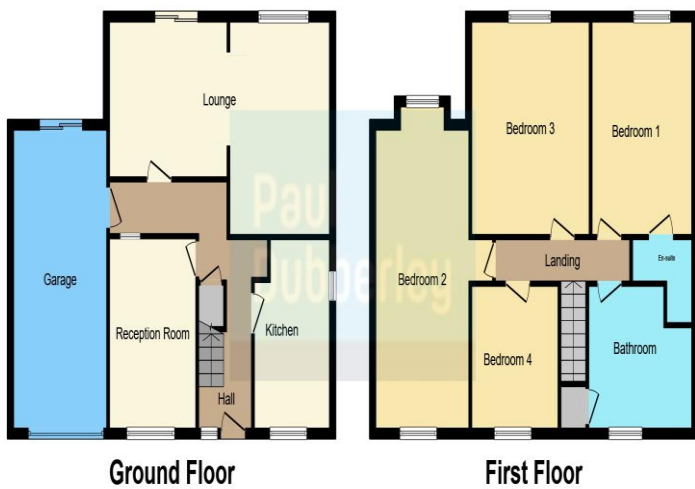
## Rear Garden

Lawn walled patio area and double gates to frontage.

## Garage 19' x 10' ( 5.79m x 3.05m )

Storage garage off hallway, rear aspect double glazed sliding doors leading to garden, metal up and over door, power and lighting.





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: E**

Property Ref: PWE102311 - 0005

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