

for sale

£190,000 Freehold



Avenue Road Wednesbury WS10 8AR

****THREE BEDROOM MID-TERRACED PROPERTY**** Spacious period town house overlooking Darlaston Common with no upward chain. The property offers an excellent opportunity for further improvement and is ideal for the first time or investment purchaser. Internal viewing is recommended.



Property Details

Approach Via

Front door leading to lounge.

Lounge 14' 2" x 12' 2" (4.32m x 3.71m)

Door into ornate coving, front aspect double glazed window, radiator, fire place and gas fire, door into;

Dining Room 12' 4" x 12' 2" (3.76m x 3.71m)

Rear aspect double glazed window, radiator, stairs to landing, wooden fire surround and gas fire door too;

Kitchen/diner 16' 7" x 7' 2" (5.05m x 2.18m)

Side aspect double glazed window and door to kitchen, wall and base units, inset sink and drainer, tiled flooring, space for cooker, radiator and door too;

Inner Lobby

Combi boiler and space for fridge freezer and door too;

Wet Room

Side aspect double glazed window, w/c, wash basin, fully tiled walls and radiator.

Landing

Doors to bedrooms and stairs to second floor.

Bedroom One 12' 5" x 12' 2" (3.78m x 3.71m)

Front aspect double glazed window and radiator.

Bedroom Two 12' 2" x 9' 6" (3.71m x 2.90m)

Rear aspect double glazed window and radiator.

Bedroom Three 12' 2" x 15' 3" (3.71m x 4.65m)

Top floor bedroom with front aspect double glazed window, door to walk in storage and radiator.

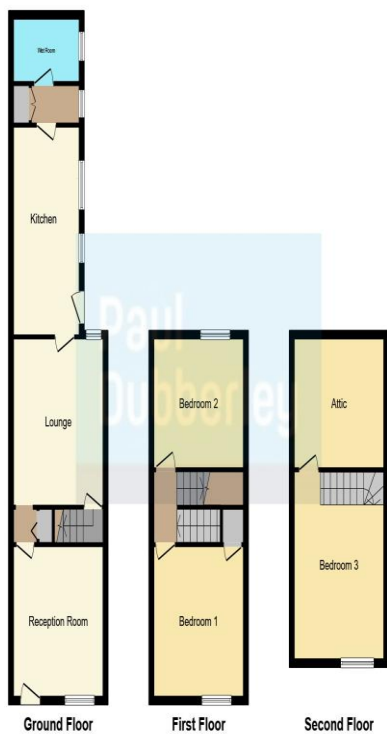
Front Garden

Brick built retaining wall.

Large Rear Garden

Lawn and patio area, gates providing garden shed, outside tap and communal access.





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: Awaited

Property Ref: PWE102996 - 0005

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk