

for sale

offers in the region of **£210,000** Freehold



## Pensarn Villas Victoria Road Wednesbury WS10 8AQ

"THREE BEDROOM PERIOD PROPERTY\*\*" Comprises of: Lounge, dining room, kitchen, three goodsize bedrooms, bathroom and rear garden. Conveniently located for amenities. We would recommend internal viewings for this property.





# Property Details

## Access Via

Front aspect uPVC door leading too:

## Entrance Hall

Under stairs storage cupboard and doors too:

## Lounge 14' 2" x 11' 11" ( 4.32m x 3.63m )

Front aspect double glazed bay window and 2x radiators.

## Dining Room 12' 4" x 14' 2" ( 3.76m x 4.32m )

Rear aspect double glazed window, door to stairs, radiator and doors too:

## Kitchen 13' 8" MAX x 7' 10" ( 4.17m MAX x 2.39m )

Side aspect double glazed door and window, a range of wall and base units with roll top work surfaces over, inset sink and drainer, dishwasher, space for cooker, fridge freezer and washing machine and tiled flooring.

## Ground Floor Bathroom

Side aspect double glazed window, wall mounted combi boiler, panel bath with shower over, wash basin, w/c and tiled floor.

## Landing

Storage cupboard and doors leading to bedrooms.

## Bedroom One 13' x 12' 4" + Wardrobes ( 3.96m x 3.76m + Wardrobes )

Rear aspect double glazed window, radiator and fitted wardrobes.

## Ensuite

Walk in electric shower, w/c, extractor fan and tiled floor.

## Bedroom Two 12' x 8' ( 3.66m x 2.44m )

Front aspect double glazed window, radiator and fitted wardrobes.

## Bedroom Three 8' 7" x 8' 2" + Wardrobes ( 2.62m x 2.49m + Wardrobes )

Front aspect double glazed window, radiator and fitted wardrobes.

## Rear Garden

Well maintained garden, brick shed, outside tap, landscaped, flower and shrub borders.





To view this property please contact Paul Dubberley on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: PWE103126 - 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.

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