

for sale

offers in excess of **£220,000** Freehold



## Burns Road Wednesbury WS10 8SW

**\*\*THREE BEDROOM END TERRACE\*\***  
**\*\*MINING REPORT AVAILABLE\*\*** Corner plot with Tarmac driveway, guest w/c, lounge, dining room, kitchen, side lobby, three bedrooms, bathroom and rear garden. Internal viewings are recommended to appreciate the property. The property would make an ideal family home.



# Property Details

## Approach Via

Front aspect door to hall.

## Entrance Hall

doors to lounge and dining room, storage cupboard housing utility meters, radiator, stairs to guest w/c and landing.

## Guest W/c

Low level w/c and front aspect double glazed window.

**Lounge** 13' 6" into recess x 12' 5" ( 4.11m into recess x 3.78m )

Rear aspect double glazed window, log burner fire and radiator, door to kitchen and wood flooring.

**Dining Room** 11' 9" MAX x 8' 9" ( 3.58m MAX x 2.67m )

Front aspect double glazed window, radiator, laminate flooring and tv point.

**Kitchen** 12' 3" MAX x 7' 9" MAX ( 3.73m MAX x 2.36m MAX )

Modern fitted kitchen, wall and base units, inset sink and drainer. Side aspect double glazed window and door, space for dishwasher, tumble dryer and fridge freezer. Door to lobby.

## Lobby

Side lobby with doors to front and rear and two storage closets,

## Landing

Side aspect double glazed window. radiator, loft access, airing cupboard housing boiler and doors to bedrooms and bathroom.

**Bedroom One** 12' 5" x 10' 9" MAX ( 3.78m x 3.28m MAX )

Front aspect double glazed window, radiator and built in storage closet.

**Bedroom Two** 12' 5" MAX x 8' 9" ( 3.78m MAX x 2.67m )

Front aspect double glazed window and radiator.

**Bedroom Three** 12' 4" x 7' 9" ( 3.76m x 2.36m )

Side aspect double glazed window, radiator and built in storage.

## Bathroom

Front aspect double glazed window, panel bath with shower over, wash basin in vanity unit, extractor fan, fully tiled walls and flooring.

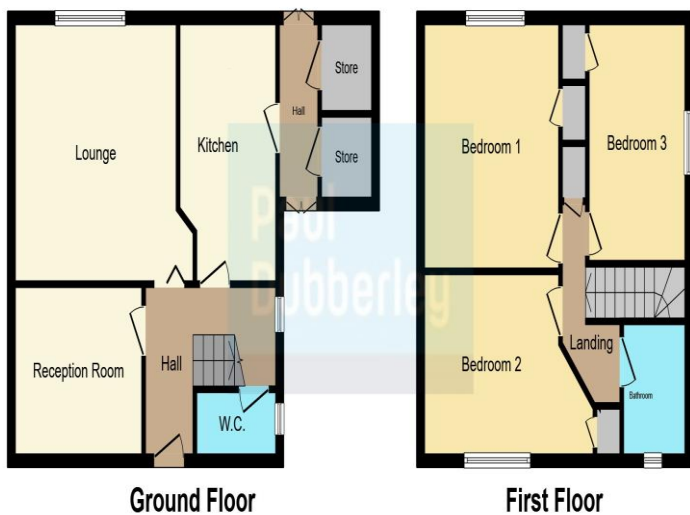
## Front Garden

Tarmac driveway providing plentiful off road parking, brick retaining wall with gates and hedge boarders.

## Rear Garden

Paved patio area and lawn with shrub boarders. Pathway and wooden garden shed.





To view this property please contact Paul Dubberley on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: PWE103164 - 0007

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