

Property details approval form

15 Waverley Road, Wednesbury, West Midlands, England, WS10 8ED

Date: 19 February 2024

Property Ref and Version: PWE103088 - 0004

Selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£180,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > WELL PRESENTED PERIOD PROPERTY
- > TWO RECEPTION ROOMS WITH MODERN KITCHEN
- > UPSTAIRS SHOWER ROOM AND GUEST WC
- > TWO BEDROOMS AND LOFT ROOM
- > FRONT AND REAR GARDEN
- > IDEAL FIRST TIME PURCHASE
- > VIEWING ESSENTIAL

○ Short Description

Exception period property having been much improved throughout by the current owner and making an excellent first time purchase. The property offers spacious well appointment living accommodation and an internal viewing is essential.

Benefiting from two reception rooms and upstairs Shower room.

○ Long Description

Do you need help selling your property?

Do you need help finding the right mortgage?

Do you have a property to let?

Here at Paul Dubberley Wednesbury we offer free advice on the house buying and selling process.

Contact us on 01215053533

○ Directions

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○ Room Description

Entrance Via

Approach via court yard frontage, front aspect door into a shared side entry.

Side Entry

Side aspect double glazed door leading into dining room, double glazed door to kitchen.

Lounge

11' 7" x 11' 4" (3.53m x 3.45m)

Front aspect double glazed window and radiator.

Dining Room

12' 1" x 11' 7" (3.68m x 3.53m)

Rear aspect double glazed window, radiator, door to stairs, understairs cupboard, double glazed door leading to side entry.

Kitchen

14' 7" x 6' 1" (4.45m x 1.85m)

Side aspect door to communal hall, double glazed door leading to garden, two side aspect double glazed windows, wall mounted cupboards and base units, part tiled walls, sink and drainer with mixer tap, space for cooker, tiled floor, radiator and door into inner hall.

Utility

Vinyl tiled flooring, side aspect double glazed window, space for fridge freezer and washing machine. Door to downstairs w/c.

Guest W.C

Side aspect double glazed window, low level w/c, wash hand basin and vinyl tiles.

Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 9" x 12' (3.58m x 3.66m)

Front aspect double glazed window and radiator.

Bedroom Two

8' 8" x 12' 3" (2.64m x 3.73m)

Rear aspect double glazed window, radiator, built in wardrobe, access to the loft (accessed via ladder).

Loft

Boarded and carpeted, electricity and lighting, velux window.

Modern Refitted Shower Room

Rear aspect double glazed window, bath with splash back tiles, low level w/c, wash hand basin with splash back tiles, shower cubicle with shower over, vinyl flooring and radiator.

Garden

Laid to lawn, decked patio area, bark chipping's, enclosed via fencing.

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○ Property Images



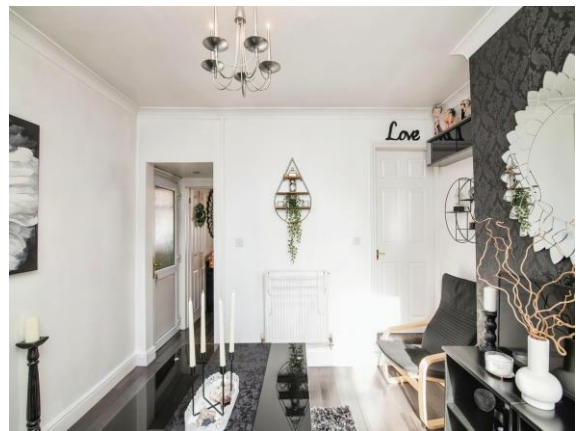
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○ Floor Plan



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.

○ Approval

	Signature	Date
Lee Hawkesford		
Miss J. Longmore		