

for sale

offers in excess of **£175,000** Freehold



Cash Joynson Avenue Wednesbury WS10 8PF

""IDEAL FIRST TIME PURCHASE"" No upward chain a three bedroom mid terrace property with the benefit of an spacious lounge and kitchen diner and additional shower room to the ground floor and three bedrooms and upstairs bathroom. Internal viewing highly recommended.



Property Details

Entrance Hall

Front aspect double glazed door, stairs to landing and door to lounge.

Lounge 14' 2" max x 10' 2" (4.32m max x 3.10m)

Front aspect double glazed window, wood flooring, radiator, wooden fire surround with tiled hearth and coal effect gas fire.

Kitchen 17' 4" x 9' 1" (5.28m x 2.77m)

2 x rear aspect double glazed window, wall and base units, inset sink and drainer. Tiled floor, 4 ring gas hob and cooker extractor over, wall mounted 'ideal' boiler, radiator, understairs storage cupboard and door to downstairs shower room.

Inner Lobby

doors to garden, w/c and shower room

Guest W/c

low level w/c and part tiled walls.

Ground Floor Shower Room

Rear aspect double glazed window, tiled floor, Triton electric shower and extractor fan.

Landing

Loft hatch, radiator and doors to bedroom and bathroom.

Bedroom One 12' max x 9' 8" max (3.66m max x 2.95m max)

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

Bedroom Two 10' 8" x 10' 1" max (3.25m x 3.07m max)

Rear aspect double glazed window, built in storage cupboard and radiator.

Bedroom Three 8' 8" x 6' (2.64m x 1.83m)

Rear aspect double glazed window and radiator.

Bathroom

Front aspect double glazed window, panel bath, vanity unit with wash basin, low level w/c and radiator.

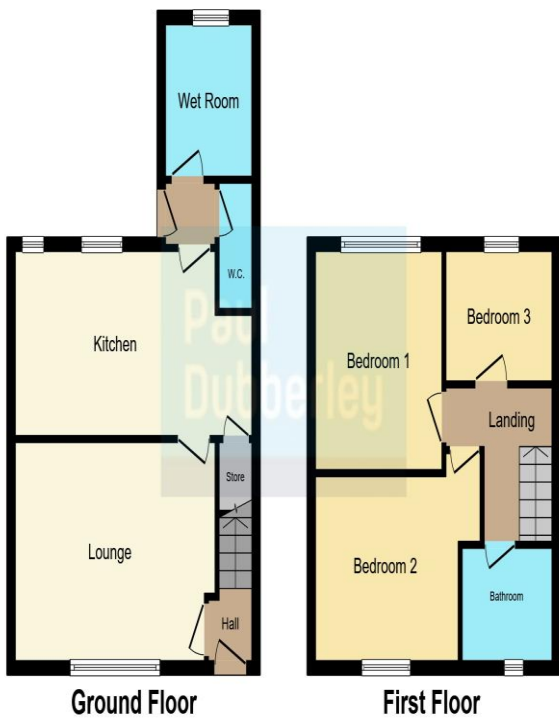
Front Garden

Wrought iron gates, concrete frontage, side access to garden and frontage.

Rear Garden

Block paved patio area and remainder to lawn.





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: C

Property Ref: PWE103010 - 0007

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.

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