

for sale

offers in excess of **£250,000** Freehold



## Devon Road Wednesbury WS10 0RU

An excellent extended 3/4 bedroom semi detached house in a popular location making an ideal family home providing the benefit of an additional room and shower to the ground floor which can be used as a bedroom ideal for disabled access or office space if required. Viewing Recommended. No Chain



# Property Details

## Entrance Porch

Front aspect double glazed door and windows and door to hall.

## Entrance Hall

Doors to lounge and kitchen. Stairs to landing and door to bedroom 4.

## Lounge 11' 1" x 12' 3" max ( 3.38m x 3.73m max )

Front aspect double glazed window, wooden fire surround and coal effect gas fire.

## Dining Room 11' 3" x 12' 3" ( 3.43m x 3.73m )

Patio door to garden and radiator.

## Reception Room/bedroom 9' 9" x 9' 9" ( 2.97m x 2.97m )

Front aspect double glazed window, radiator and front aspect double glazed door to front.

## Wet Room

Rear aspect double glazed window, low level w/c, wash basin, triton electric shower and radiator.

## Kitchen 7' 9" x 7' 7" ( 2.36m x 2.31m )

Side door to garden, Worcester boiler, wall and base units, space for washing machine, cooker and fridge freezer. sink and drainer. understairs storage.

## Landing

Side aspect double glazed window, loft hatch access, doors to bedrooms and shower room.

## Bedroom One 11' 3" x 9' 9" ( 3.43m x 2.97m )

Front aspect double glazed window and radiator.

## Bedroom Two 11' 8" max x 11' 4" into wardrobes ( 3.56m max x 3.45m into wardrobes )

Rear aspect double glazed window, built in wardrobes and radiator.

## Bedroom Three 8' 4" x 8' 3" ( 2.54m x 2.51m )

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

## Shower Room

Rear and side aspect double glazed window, double walk in shower with glass sliding door, low level w/c, radiator and wash basin in vanity unit.

## Front Garden

Block paved driveway providing off road parking and access to frontage.

## Rear Garden

Block paved patio, side gate, lawn shrub borders and brick built shed





To view this property please contact Paul Dubberley on

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**Tenure:** Freehold

**EPC Rating:** D

**Property Ref:** PWE103201 - 0011

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