

for sale

offers over **£210,000** Freehold



Parkside Close Wednesbury WS10 0RD

""No upward chain"" An excellent property for the first time or family purchaser, offering spacious well appointed living accommodation with Guest w/c in a quiet cul de sac location. Located conveniently for local amenities and internal viewing highly recommended.



Property Details

Entrance Hall

Side aspect double glazed door to w/c, garden, kitchen and lounge.

Guest Wc

having low level wc,

Lounge 13' 8" x 13' 9" (4.17m x 4.19m)

Rear aspect double glazed patio door to garden, stairs to landing, radiator and laminate flooring.

Sitting Room 15' 1" max x 7' 1" (4.60m max x 2.16m)

Front aspect double glazed window, cupboard housing meters, radiator and laminate flooring.

Kitchen 8' 8" x 5' 8" (2.64m x 1.73m)

Wall and base units, inset sink and drainer, vinyl flooring and space for washing machine and fridge freezer.

Landing

Doors to bedroom and bathroom.

Bedroom One 12' 11" x 9' 3" (3.94m x 2.82m)

Front aspect double glazed window and radiator.

Bedroom Two 13' 9" x 7' 8" (4.19m x 2.34m)

Front aspect double glazed window and radiator.

Bedroom Three 7' 8" x 6' 6" (2.34m x 1.98m)

Rear aspect double glazed window and radiator.

Walk In Shower Room

Side aspect double glazed window, traditional suite with walk in shower and glass shower screen, low level w/c and wash basin.

Rear Garden

Part patio area, lawn and shed to rear.

Front Garden

Having driveway providing off road parking.





To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: D

Property Ref: PWE103180 - 0010

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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