

for sale

offers in excess of **£270,000** Freehold



## Holden Road Wednesbury WS10 0DB

- Energy Rating: D
- DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY AND GARAGE



# Property Details

## Entrance Porch

Front aspect door and window. Door to hall.

## Entrance Hall

Stairs to landing, radiator and under stairs storage.

## Guest W/c

Tiled floor and low level w/c.

## Lounge

 14' in to bay x 12' ( 4.27m in to bay x 3.66m )

Front aspect bay window, brick built fire surround with fire and radiator.

## Dining Room

 13' 10" x 11' 11" ( 4.22m x 3.63m )

Rear aspect double glazed window, wood flooring and fire.

## Kitchen

 10' 7" x 8' 8" ( 3.23m x 2.64m )

Rear aspect double glazed window, dated wall and base units, inset sink and drainer, radiator, tiled flooring and door to utility room.

## Utility Room

 8' 4" x 7' 7" ( 2.54m x 2.31m )

Rear aspect double glazed door and window, tiled floor, base units and door to garage, frontage and guest w/c.

## Landing

Side aspect double glazed window, doors to bedroom, bathroom and guest w/c.

## Bedroom One

 14' in to bay x 12' ( 4.27m in to bay x 3.66m )

Front aspect bay window, built in wardrobes with mirror sliding doors and radiator.

## Bedroom Two

 12' x 12' ( 3.66m x 3.66m )

Rear aspect double glazed window.

## Bedroom Three

 8' 8" x 7' 10" ( 2.64m x 2.39m )

Front aspect double glazed window and radiator,

## Bathroom

Rear aspect double glazed window, panel bath and tiled walls.

Separate w/c with rear aspect double glazed window.

## Front Garden

Brick retaining wall and lawn area. Driveway providing off road parking.

## Rear Garden

Requires maintenance.

## Garage

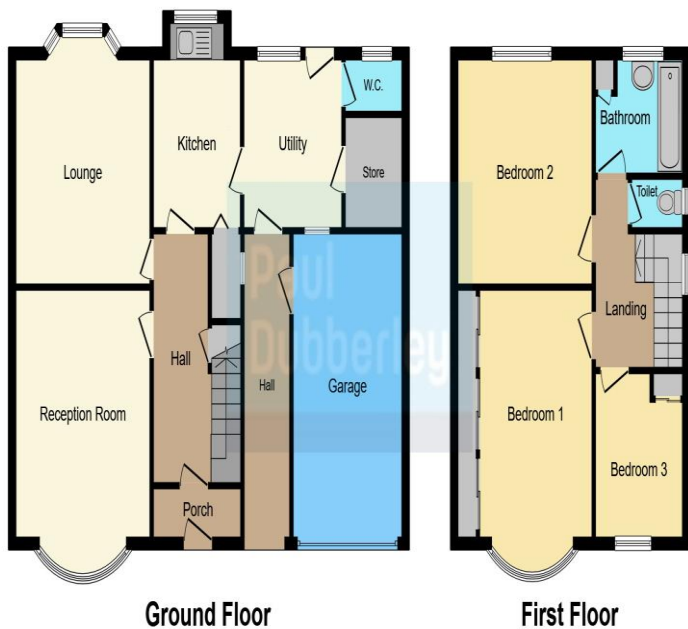
 16' 4" x 9' 8" ( 4.98m x 2.95m )

Metal up and over door and side door.

## Agents Note

We are aware there is a Mine shaft within 10 metres of the property boundary.





To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

**Tenure: Freehold**

**EPC Rating: D**

**Property Ref: PWE103207 - 0005**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)