

for sale

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



## Brunswick Park Road Wednesbury WS10 9HH

**\*\*THREE BEDROOM END TERRACE HOME\*\*** Arranged over three floors and beautifully presented throughout. The property is located in the high demand area of Brunswick Park with walking distance to local shops, amenities, excellent public transport links and easy access to motorway networks.



# Property Details

## Access Via

Front aspect door.

## Entrance Hall

Doors to living room and dining room.

## Living Room 10' 8" x 13' 10" ( 3.25m x 4.22m )

Front aspect double glazed window and radiator.

## Dining Room 15' 10" x 13' 5" ( 4.83m x 4.09m )

Rear aspect double glazed window.

## Kitchen 14' 7" x 7' 10" ( 4.45m x 2.39m )

Rear aspect patio doors and side aspect double glazed window, wall and base units, inset sink and drainer, electric over, gas hob and extractor over, Part tiled walls.

## Landing

Side aspect double glazed window and doors leading to bedrooms and bathroom.

## First Floor

### Bedroom One 11' 11" x 12' 7" ( 3.63m x 3.84m )

Two front aspect double glazed windows.

### Bedroom Two 10' 2" x 9' 10" ( 3.10m x 3.00m )

Rear aspect double glazed window and radiator.

### Family Bathroom 11' 5" x 8' ( 3.48m x 2.44m )

Rear aspect double glazed window, shower cubicle with shower head, bath, wash basin in vanity unit, w/c and part tiled walls.

## Second Floor

### Bedroom Three 13' 4" x 12' 11" ( 4.06m x 3.94m )

Sky lights and storage cupboards.

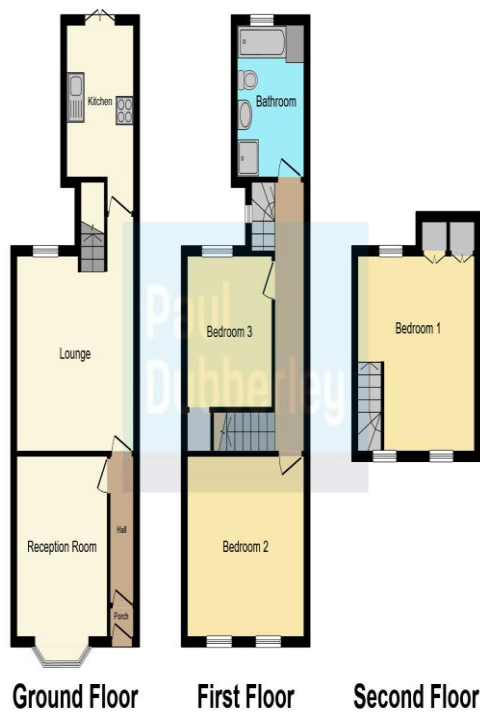
## Front Garden

Gated front garden.

## Rear Garden

Decking area, Part slabbed and lawn area.





To view this property please contact Paul Dubberley on

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**Tenure: Freehold**

**EPC Rating: D**

Property Ref: PWE103187 - 0011

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