

for sale

offers in the region of **£360,000** Freehold



Grayling Close Wednesbury WS10 8GE

****BEAUTIFULLY PRESENTED FAMILY HOME**** Spacious four bedroom detached property Located in a Cul De Sac in a popular area of Wednesbury. Close to a local school shops and amenities. We would recommend internal viewings to appreciate this property.



Property Details

Access Via

Front aspect door

Entrance Hall

Under stairs cupboard, radiator, doors to guest w/c and kitchen.

Guest W/C

Front aspect double glazed window, w/c and wash hand basin.

Study 15' 7" max x 7' 7" (4.75m max x 2.31m)

Front aspect double glazed window

Lounge 10' 3" x 26' 2" (3.12m x 7.98m)

Front aspect double glazed bay window, doors to conservatory, kitchen, lounge and radiator.

Kitchen 11' 4" x 10' 6" (3.45m x 3.20m)

Wall and base units, sink and drainer, gas over and extractor fan, doors to utility hall and living room.

Utility Room 8' 5" x 6' (2.57m x 1.83m)

Sink, plumbing for washing machine, tiled floor, cupboards, doors to garden and study.

Conservatory

Tiled flooring and double glazed windows.

Landing

Loft hatch, doors to bedrooms and bathroom.

Bedroom One 12' 6" x 10' 3" (3.81m x 3.12m)

Front aspect double glazed windows, built in wardrobes, radiator and doors to Ensuite.

Ensuite

Front aspect double glazed window, walk in shower, wash and hand basin and w/c.

Bedroom Two 11' 5" x 10' (3.48m x 3.05m)

Rear aspect double glazed window and radiator.

Bedroom Three 14' 5" max x 8' 3" (4.39m max x 2.51m)

Front aspect double glazed window and radiator.

Bedroom Four 7' 10" max x 9' 8" (2.39m max x 2.95m)

Rear aspect double glazed window and radiator.

Family Bathroom

Bath with shower over, wash hand basin and w/c.

Front Garden

Tarmac drive with small grass area.





Ground Floor

First Floor

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

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: PWE102301 - 0007

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 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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