

for sale

offers in the region of **£260,000** Freehold



Delville Road Wednesbury WS10 9EA

Exceptional Extended Semi detached house in popular residential location ideal for the Family purchaser and internal viewing is highly recommended. The property is ideal for local schools and transport links and has been much improved by the current owner.



Property Details

Entrance Hall

Walk in storage closet with window, radiator, door to lounge and kitchen.

Lounge 15' 7" x 11' 10" (4.75m x 3.61m)

Front aspect double glazed window, fireplace with gas fire and doors to family room.

Large Extended Family Room 17' 10" x 13' 4" max (5.44m x 4.06m max)

Rear aspect double glazed window, radiator and door to garden.

Inner Lobby

With door to garden, shower room and opening to kitchen.

Modern Refitted Kitchen 9' 8" max x 11' (2.95m max x 3.35m)

Side aspect double glazed window. wall and base units. inset steel sink and drainer, Five ring gas hob and electric oven, integrated appliances comprising of: microwave, dish washer and fridge freezer. Tiled flooring, wall mounted heated towel rail and door to inner hallway.

Ground Floor Wet Room

Side aspect double glazed window, walk in shower, tiled walls, w/c, wash basin, radiator and spot lights.

Landing

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

Bedroom One 15' 7" in to wardrobes x 10' 2" max (4.75m in to wardrobes x 3.10m max)

Side aspect double glazed windows, radiator, tv point, built in wardrobes and door to Ensuite.

En Suite Bathroom

Side aspect double glazed window, heated towel rail, panel bath with mixer taps, low level w.c and wash basin.

Bedroom Two 11' 10" max x 7' 9" (3.61m max x 2.36m)

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

Bedroom Three 8' 6" x 7' 5" (2.59m x 2.26m)

Rear aspect double glazed window and radiator.

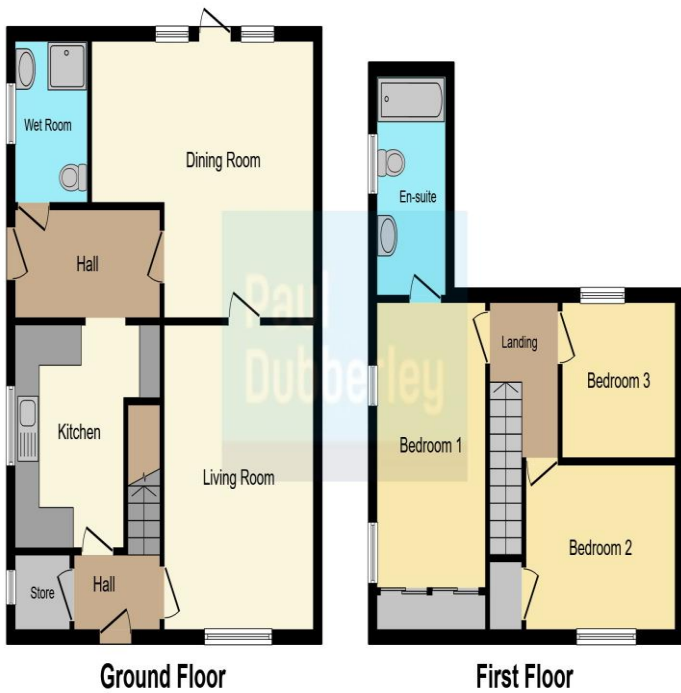
Front Garden

Metal gates to rear, block paved driveway providing space for several cars, off road parking and side lawn area.

Rear Garden

Large rear garden with side gate, paved patio area and additional parking.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: C

Property Ref: PWE102917 - 0007

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

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