

for sale

offers in excess of **£450,000** Freehold



St. Pauls Road Wednesbury WS10 9QX

A Rare opportunity to purchase this exception period property offered to the market with no upward chain and offering exceptional character and providing spacious living accommodation for the discerning family purchaser. Occupying a quiet cul de sac location.



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Approach Via

Open Porch

Wooden built open porch with door to hall

Reception Hallway

Having feature leaded glass window with stairs to landing, parkey flooring and doors off to shower room and doors too:

Lounge

21' 4" into bay x 13' 6" max (6.50m into bay x 4.11m max)
Rear aspect leaded bay window, picture rail and feature wooden beams to ceiling, side aspect leaded window, two radiators and fire place with electric fire.

Sitting Room

16' 6" max x 14' 9" into bay (5.03m max x 4.50m into bay)
Having front aspect bay window, two radiator, picture rail, feature fire place with coal effect gas fire.

Dining Room

12' 5" x 10' 4" (3.78m x 3.15m)
Having rear aspect double glazed patio doors to garden, radiator and door to kitchen.



Refitted Kitchen

15' 3" max x 7' 7" max (4.65m max x 2.31m max)
Modern range of wall and base units with working surfaces, inset sink & drainer, four ring gas hob with extractor over and separate oven, rear aspect double glazed window, space for washing machine, dish washer and fridge freezer. tiled walls and flooring and door to carport.

Ground Floor Shower Room

Wet room with walk in shower, low level wc, wash hand basin, heated towel rail and rear aspect double glazed window.

Landing

With doors off to bedrooms and bathroom, wooden balustrade with picture rail and radiator.

Bedroom One

17' 8" max x 13' 5" max (5.38m max x 4.09m max)
Rear aspect leaded bow window, radiator and built in wardrobes.

Bedroom Two

16' 5" max x 13' 1" max (5.00m max x 3.99m max)
Front aspect leaded bow window, built in wardrobes and radiator.

Bedroom Three

12' 6" max x 9' 3" max (3.81m max x 2.82m max)
Rear aspect leaded window, radiator and built in wardrobes and door to walk in dressing area with rear aspect window.

Bedroom Four

11' 4" max x 9' 7" max (3.45m max x 2.92m max)
Front and side aspect leaded window and radiator.

Family Bathroom Separate Wc

Rear aspect window, low level wc and tiled walls.

Outside

Carport

Having wooden single and double doors to property frontage and access to rear garden and garage.

Garage

18' 6" x 9' 6" (5.64m x 2.90m)
Roller shutter door with power and lighting and door to garden.

Rear Garden

Having paved patio with mature area leading to exceptional sized lawn area with trees and shrub borders with wooden garden shed.

Foregarden

Having driveway providing off road parking and lawn area with access to property frontage.





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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97 Walsall Street
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Property Ref: PWE103098 - 0012

Tenure: Freehold

EPC Rating: D

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