

for sale

offers in the region of **£200,000** Freehold



## Church Street Walsall WS3 3HE

**\*\*THREE BEDROOM END TERRACE FAMILY HOME\*\* NO CHAIN.** Located in Bloxwich near to local shops and amenities. We would recommend internal viewings to appreciate this property.



# Property Details

## Access Via

Front aspect double glazed door.

## Entrance Hall

Laminate wood flooring, radiator and doors to lounge and dining room. Stairs to landing and door to cellar providing storage.

**Lounge** 14' 3" in to bay x 12' 5" max ( 4.34m in to bay x 3.78m max )

Front aspect double glazed window, radiator and laminate wood flooring.

**Dining Room** 13' 5" max x 11' 9" ( 4.09m max x 3.58m )

Rear aspect double glazed door to kitchen, ornate coving, laminate wood flooring and radiator.

**Kitchen** 13' 6" x 8' 5" ( 4.11m x 2.57m )

Newly fitted wall and base units with wooden work surfaces, Four ring gas hob with extractor over and electric oven. Radiator, inset sink and drainer, laminate wood flooring, combi boiler, space for washing machine, tumble dryer and fridge freezer. Doors to garden and shower room.

## Ground Floor Shower Room

Side aspect double glazed window, newly fitted walk in shower, tiled walls and tiled flooring, w.c, vanity unit with wash basin and heated towel rail.

## Landing

Wooden ballastrade, built in storage, radiator and doors to bedrooms.

**Bedroom One** 13' 5" max x 11' 10" ( 4.09m max x 3.61m )

Rear aspect double glazed window, radiator, picture rail and door to Ensuite.

## Ensuite

Side aspect double glazed Tiled floor and walls. Radiator, panel bath with mixer taps and walk in shower cubicle.

**Bedroom Two** 12' 5" max x 11' 10" ( 3.78m max x 3.61m )

Front aspect double glazed window, picture rail and radiator.

**Bedroom Three** 12' 2" x 11' 10" ( 3.71m x 3.61m )

Front aspect double glazed window, picture rail and radiator.

## Front Garden

Pathway to frontage, privet hedge and wall.

## Rear Garden.

Side entry to frontage, paved patio area, brick built out house, lawn area and privet hedge. Rear garden shed and outside tap.

PIEASE NOTE THIS PROEPRTY HAS BEEN PURCHASED FOR INVESTMENT AND HAS RECENTLY BEEN REFURBED.



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:** E

Property Ref: PWE103348 - 0005

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)