

for sale

offers in excess of **£210,000** Freehold



## Friar Park Road Wednesbury WS10 0LQ

**\*\*THREE BEDROOM SEMI DETACHED PROPERTY\*\*** Located in Wednesbury, No Upward chain, excellent for the first time buyer looking for a well presented house close to local amenities. Having spacious lounge, kitchen diner and guest w/c first floor family Shower room. Internal viewing highly recommended.



# Property Details

## Entrance Hall

Front aspect composite door, side aspect double glazed window, stairs to landing, 2 x radiator, doors to rear garden, guest w/c and understairs storage.

## Guest W/C

Side aspect double glazed window, vinyl flooring and low level w/c.

**Lounge** 13' 7" into bay x 11' 4" into recess ( 4.14m into bay x 3.45m into recess )

Front aspect double glazed window, radiator, coving to ceiling and wooden fire surround sound with electric fire.

**Kitchen** 9' 3" x 11' ( 2.82m x 3.35m )

Wall and base units, inset sink and drainer. Space for washing machine and fridge freezer. Electric hob and oven, radiator, built in closet, door to guest w/c and understairs storage.

## Landing

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

**Bedroom One** 11' 8" x 8' 9" max ( 3.56m x 2.67m max )

Front aspect window and radiator.

**Bedroom Two** 10' 1" x 9' 2" ( 3.07m x 2.79m )

Rear aspect window and radiator.

**Bedroom Three** 7' 10" x 7' 9" ( 2.39m x 2.36m )

Front aspect window, radiator and storage cupboard.

## Modern Shower Room

Rear aspect double glazed window, wash hand basin, low level w/c, radiator, vinyl flooring, walk in shower and tiled walls.

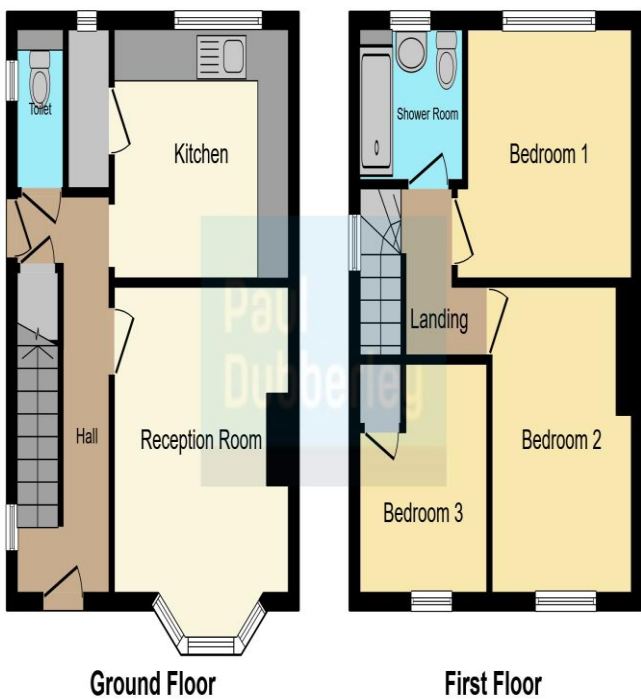
## Rear Garden

Paved patio area, lawn area, brick built outhouse and flower borders. Outside tap.

## Front Garden

Tarmac driveway providing off road parking. Brick retaining wall with gravel bed and shrub borders. Side gate to rear garden.





To view this property please contact Paul Dubberley on

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**Tenure:** Freehold

**EPC Rating:** Awaited

Property Ref: PWE103353 - 0003

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