

for sale

offers in the region of **£300,000** Freehold



Teal Grove Wednesbury WS10 8GD

****THREE BEDROOM DETACHED FAMILY PROPERTY**** Located in Wednesbury in a quiet cul de sac area backing on to woodlands. Close to local shops and schools. Internal viewings are recommended to appreciate the accommodation on offer.



Property Details

Entrance Porch

Front aspect double glazed door and tiled flooring.

Entrance Hall

Radiator, stairs to landing and doors to rooms.

Guest W/C

Front aspect double glazed window, heated towel rail, sink in vanity, tiled flooring and low level w/c.

Lounge 14' 8" max x 14' 3" max (4.47m max x 4.34m max)

Rear aspect french doors to garden, radiator, wood flooring and log burner.

Dining Room 16' 7" x 8' 2" (5.05m x 2.49m)

French doors to garden, wood flooring, front double glazed window, radiator, understairs storage and closet.

Kitchen 9' 8" x 7' 8" (2.95m x 2.34m)

Front aspect double glazed window, wall and base units, inset sink and drainer, 5 ring gas hob with electric oven and extractor fan over. Tiled walls and flooring, radiator, integrated washing machine and space for fridge.

Landing

Built in storage closet, loft access, doors to bedrooms and bathroom.

Bedroom One 13' 8" max x 8' 2" max (4.17m max x 2.49m max)

Rear aspect double glazed window, radiator and built in wardrobes.

Bedroom Two 10' 4" x 8' 2" (3.15m x 2.49m)

Front aspect double glazed window and radiator.

Bedroom Three 8' 7" max x 6' 8" max (2.62m max x 2.03m max)

Rear aspect double glazed window and radiator.

Modern Shower Room

Front aspect double glazed window, walk in shower cubicle, tiled walls, wash basin in vanity unit, low level w/c and heated towel rail.

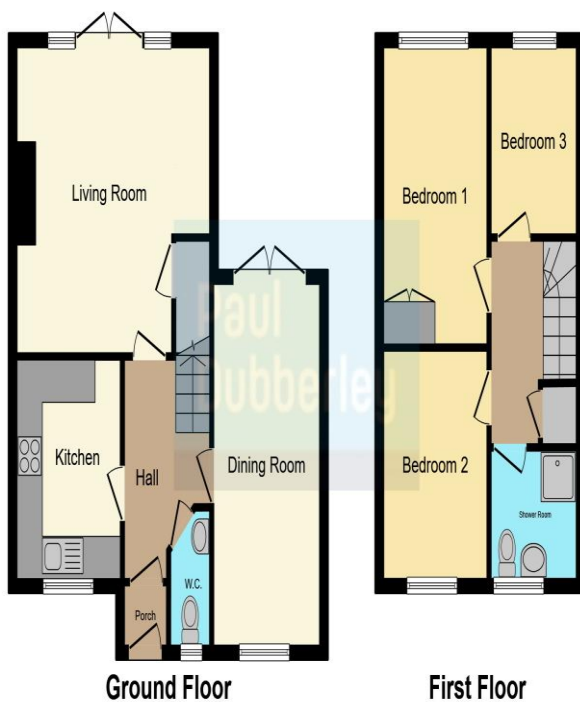
Front Garden

Block paved driveway providing plentiful off road parking.

Rear Garden

Block paved patio area, lawn with mature flowers and shrub borders. Rear gravel area and garden shed.





To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: C

Property Ref: PWE103399 - 0008

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

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 | www.rightmove.co.uk | www.zoopla.co.uk