

for sale

offers in excess of **£570,000** Freehold



Victoria Place Wednesbury WS10 9HS

A fantastic property for a large family looking for exceptional, high-quality living accommodation in this six bedroom, three storey detached residence. The property occupies a cul-de-sac location and internal viewing is essential. Conveniently located for local amenities, including junction 9



Property Details

Approach Via

Front aspect double glazed door into:

Reception Hallway

With underfloor heating and tiled flooring, stairs to landing, door to guest and wc and door off too:

Lounge

18' 5" into bay x 11' 2" (5.61m into bay x 3.40m)
Front aspect double glazed bay window, tiled flooring with underfloor heating. led lights to ceiling and feature coving, double doors to dining room.

Dining Room

14' 8" x 12' (4.47m x 3.66m)
Rear aspect double glazed french doors to garden, tiled flooring with underfloor heating,

Family Room

15' 7" max x 13' 5" max (4.75m max x 4.09m max)
Newly built family room with dual aspect double glazed windows, floor tiling with under floor heating. double glazed patio doors to garden.

Luxury Fitted Kitchen

16' 4" max x 9' 7" max (4.98m max x 2.92m max)
Beautiful fitted kitchen with granite working surfaces and wall & base units, inset sink & drainer 6 ring gas hob with extractor over and separate double oven and microwave. glass feature wall paneling, space for American style fridge freezer, granite tiled flooring with underfloor heating, Door to utility room

Utility Room

12' x 4' 6" (3.66m x 1.37m)
Having door to garden and garage, wall and base units with integrated dish washer and space for washing machine and tumble dryer, granite flooring with underfloor heating.

Guest Wc

Having low level with shower head cleaner, wash hand basin and tiled walls and flooring.

First Floor Landing

Radiator and doors to bedrooms and stairs to second floor landing.

Bedroom One

bay x 3.38m max)

Front aspect bay window with radiator and built in luxury wardrobes with overhead storage and karndean flooring. Door to ensuite shower room.

Ensuite Shower Room

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

Bedroom Two

16' 1" x 9' 4" (4.90m x 2.84m)
Front aspect double glazed window, radiator and karndean flooring and door to ensuite shower room.

Ensuite Shower Room

Side aspect double glazed window, walk in shower, low level wc and wash hand basin in vanity unit, tiled walls and flooring, extractor fan and heated towel rail.

Bedroom Three

14' 6" x 11' 2" (4.42m x 3.40m)
Rear aspect double glazed window, karndean flooring, radiator and built in luxury wardrobes with overhead storage.

Bedroom Four

Family Bathroom

14' 7" x 10' 1" (4.45m x 3.07m)
Having free standing bath with power shower over, mixer taps, glass sliding shower screen, low level wc, vanity unit with wash basin, heated towel rail and tiled floor and

Second Floor Landing

Bedroom Five

With doors off to bedrooms and guest wc and cupboard housing water tank and boiler.

19' 7" max extending to x 11' 3" max (5.97m max extending to x 3.43m max)

Led lighting to ceiling, built in storage and radiator. partitioned wall leading to storage area.

Bedroom Six 14' max extending to x 9' 4" max (4.27m max extending to x 2.84m max)

Led lighting to ceiling, built in storage and radiator.

Guest Wc



With low level wc, vanity unit with wash basin and storage, tiled walls and flooring, heated towel rail and extractor fan.

Outside

Garage 15' 8" max x 9' 3" max (4.78m max x 2.82m max)

Having roller shutter electric door, power and lighting.

Rear Garden

Having paved patio area, lawn and fencing with side access.

Drive Way

Drive way providing off road parking to either side of the property.



To view this property please contact Paul Dubberley on

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Tenure: Freehold

EPC Rating: C

Property Ref: PWE103394 - 0010

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