

for sale

offers over **£370,000** Freehold



Woden Road East Wednesbury WS10 9RB

**** BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY PROPERTY**** Located in Wednesbury, close to local shops, schools and amenities. We recommend internal viewings to appreciate the accommodation on offer.



Property Details

Entrance Hall

Front aspect double glazed window, radiator, door to lounge and lean to.

Lean To 16' x 4' (4.88m x 1.22m)

Front and rear aspect double glazed doors and radiator.

Lounge 17' 1" x 12' 4" (5.21m x 3.76m)

Front aspect double glazed bay window, radiator, TV point, gas fire with cast iron fire surround and door to hall.

Reception Hallway

Side aspect double glazed door and side aspect double glazed window. Radiator and telephone line.

Luxury Fitted Kitchen 12' 3" x 7' 9" max (3.73m x 2.36m max)

Two side aspect double glazed windows, wall and base units, splashback tiling, oak flooring, 4 ring gas hob and electric oven, sink and drainer, plumbing for washing machine.

Utility 9' 6" x 5' 3" (2.90m x 1.60m)

Side aspect double glazed window and door, plumbing for washing machine, space for fridge freezer, oak flooring, sink and central heating boiler.

Dining Room 11' 5" x 9' 5" (3.48m x 2.87m)

Radiator and wooden flooring.

Conservatory 11' 4" x 10' 8" max (3.45m x 3.25m max)

Fully double glazed windows, tiled floor and TV point.

Downstairs Shower Room 6' 5" x 5' 10" (1.96m x 1.78m)

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

Landing

Side aspect double glazed window, loft access, smoke alarm, storage and radiator.

Bedroom One 13' 5" into bay x 12' max (4.09m into bay x 3.66m max)

front aspect double glazed bay window and side aspect double glazed window, storage, radiator and walk in wardrobe.

Bedroom Two 10' 5" x 8' (3.17m x 2.44m)

Front and side aspect double glazed windows and radiator.

Bedroom Three 9' 6" x 5' 3" (2.90m x 1.60m)

Rear aspect double glazed window and radiator.

Family Bathroom 9' x 7' 10" (2.74m x 2.39m)

Rear aspect double glazed window, free standing cast iron bath with mixer taps, radiator, wash and basin and w/c.

Front Garden

Block paved driveway, lawn and gravel area and access to rear.

Rear Garden

Lawn and patio area, shed and fence to boarders.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: C

Property Ref: PWE103127 - 0004

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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