

for sale

offers in the region of **£280,000** Freehold



Bagnalls Wharf WEDNESBURY WS10 7EL

****THREE BEDROOM FAMILY HOME**** Presented to a very high standard. Located in Wednesbury close to local schools, shops and amenities. We would recommend internal viewings to appreciate the accommodation on offer.

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Entrance Hall

Composite front aspect double glazed door.

Guest W/C

Low level w/c, wash basin and radiator.

Through Lounge

13' 4" x 10' 7" max (4.06m x 3.23m max)

Front aspect double glazed windows, wood laminate flooring and under stairs storage.

Dining Room

10' 5" x 8' 2" into bay (3.17m x 2.49m into bay)

Rear aspect double glazed bay window, door to kitchen and laminate wood flooring.

Kitchen

8' 1" x 8' 8" (2.46m x 2.64m)

Rear aspect double glazed window, wall and base units, 4 ring gas hob and electric oven, space for fridge freezer, inset sink and drainer, complimentary tiling and laminate tiled effect flooring.

Utility Room

4' 9" x 5' 3" (1.45m x 1.60m)

Rear aspect double glazed door to garden, door to guest w/c, base units, combi boiler, space for washing machine and tumble dryer.



Landing

Doors to bedroom and bathroom and loft hatch access.

Bedroom One

10' 6" + dressing area x 8' 7" max (3.20m + dressing area x 2.62m max)

Front aspect double glazed windows, radiator, dressing area and rear aspect double glazed window.

Ensuite

Rear aspect double glazed window, extractor fan, double walk in shower cubicle with electric shower, wash basin, low level w/c, vinyl flooring and radiator.

Bedroom Two

10' 7" x 10' (3.23m x 3.05m)

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

Bedroom Three

11' 8" x 7' 5" (3.56m x 2.26m)

Rear aspect double glazed window and radiator.

Bathroom

Rear aspect double glazed window, low level w/c. wash hand basin, panel bath, radiator and vinyl flooring.

Front Garden

Cobble paved driveway providing plentiful off road parking and access to garage and frontage.

Rear Garden

Artificial lawn, outside tap, patio area with wooden decking and side gate access.

Garage

17' 4" x 8' 1" (5.28m x 2.46m)

Metal up and over door with power and lighting.







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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Property Ref: PWE103358 - 0004

Tenure: Freehold

EPC Rating: C

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