

for sale

offers over **£450,000** Freehold



Old College Drive Wednesbury WS10 0DD

****BEAUTIFULLY PRESENTED SIX BEDROOM PROPERTY**** situated on the popular college fields estate in Wednesbury. Boasting spacious accommodation the property comprises two reception rooms, kitchen diner, utility, two bathrooms, master bedroom with en suite, mature gardens, garage & generous driveway

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Entrance Hallway

Front aspect double glazed door, under stairs storage cupboard, stairs to first floor landing, radiator, laminate flooring and doors to:-

Guest W/C

WC, wash hand basin, splash back tiling, extractor fan, laminate flooring and radiator.

Kitchen 11' 9" x 9' 1" (3.58m x 2.77m)

Front aspect double glazed window, range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven with gas hob and cooker hood over, plumbing for dishwasher and tumble dryer, radiator and archway.

Utility Area 6' x 5' 6" (1.83m x 1.68m)

Side aspect door leadint to garden and side aspect double glazed window, a range of wall and base units with work surfaces over, plumbing for washing machine and tumble dryer.

Lounge 15' 6" x 14' 3" (4.72m x 4.34m)

Rear aspect double glazed bay window and side aspect double glazed window, single glazed French doors leading to dining room, feature fireplace housing gas fire and radiator.

Dining Room 10' 9" x 7' 8" (3.28m x 2.34m)

Rear aspect double glazed window, French doors and radiator.

First Floor Landing

Front aspect double glazed window, storage cupboard, stairs to second floor landing and doors to:-

Bedroom Two 12' 9" x 11' 10" (3.89m x 3.61m)

Rear aspect double glazed window, radiator and door to:-

En Suite

Side aspect double glazed window, wash hand basin, extractor fan, WC, shower and radiator.

Bedroom Four 9' 3" x 11' (2.82m x 3.35m)

Front aspect double glazed window and radiator.

Bedroom Three 11' 9" x 11' 8" (3.58m x 3.56m)

Rear aspect double glazed window and radiator.

Bedroom Five 8' 4" x 8' 9" (2.54m x 2.67m)

Front aspect double glazed window and radiator.

Bathroom

Side aspect double glazed window, radiator, bath, shower cubicle, wash hand basin, extractor fan, WC and complimentary tiling.

Second Floor Landing

Access to:-

En Suite

Double glazed window to rear, bath with mixer tap, shower cubicle, wash hand basin WC, radiator and complimentary tiling.

Bedroom Six 15' 6" x 9' (4.72m x 2.74m)

Double glazed window to front and radiator.

Front Garden

Lawn, shrub borders, driveway and access to the garage.

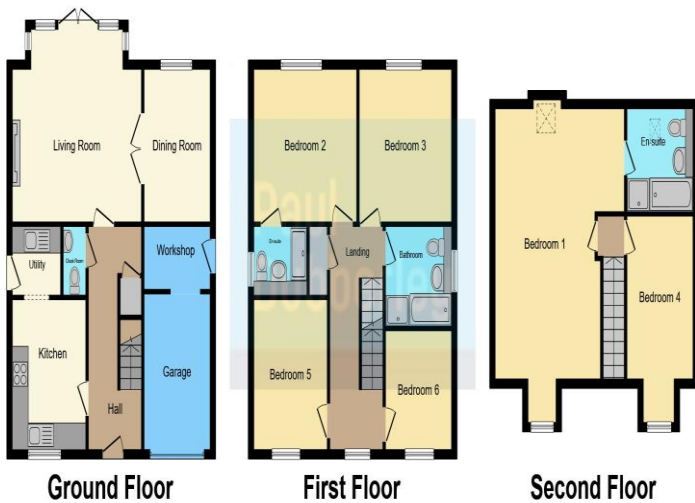
Rear Garden

An enclosed garden having lawn, borders, rasied wall, shrubs, patio, gated side access, storage shed and gate to lawn.

Garage 12' 2" x 7' 9" (3.71m x 2.36m)

Power, lighting, up and over doors, partitioned area leading to utility area/ storage space.





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: PWE103453 - 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 of 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