

for sale

offers in the region of **£195,000** Freehold



Carrington Road WEDNESBURY WS10 0HX

IDEAL FIRST TIME PURCHASE" This three bedroom mid-terrace property situated in a popular residential location, briefly comprising of, double glazing and gas central heating (as specified) entrance hall, lounge, extended kitchen, ground floor showerroom, off road parking, and enclosed rear garden.



Property Details

Entrance Hallway

Access door to front, laminate flooring, radiator, stairs rising to first floor, under stairs cupboard and doors to:

providing off road parking.

Lounge 11' 5" max x 14' 5" (3.48m max x 4.39m)

Double glazed window to the front, gas fire, radiator and doors to:

Kitchen Diner 17' max x 9' 3" max (5.18m max x 2.82m max)

A range of fitted wall and base units with work tops over, double glazed window and door to the rear, one and half bowl sink and drainer, tiled walls and tiled floor, gas oven and hob with cooker hood over, plumbing for washing machine, space for domestic appliances, central heating boiler and radiator.

Ground Floor Shower Room

Double glazed window to the rear, walk in shower, hand wash basin, low level WC, part tiled walls and radiator.

First Floor

Landing

Double glazed window to the side, loft access point and doors to:

Bedroom One 14' x 10' 4" (4.27m x 3.15m)

Double glazed window to the front, laminate wood flooring, built-in wardrobes and radiator.

Bedroom Two 11' 5" x 9' (3.48m x 2.74m)

Double glazed window to the rear, laminate wood flooring and radiator.

Bedroom Three 8' x 8' (2.44m x 2.44m)

Double glazed window to the rear, laminate wood flooring and radiator.

Outside

Rear Garden

To the rear of the property is an enclosed garden having slabbed area, lawned area, wooden shed

Driveway

To the front of the property is a block paved drive-way





To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: D

Property Ref: PWE102375 - 0009

This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

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