

for sale

£220,000 Freehold



## Manor House Road Wednesbury WS10 9PW

**\*\*THREE BEDROOM END TERRACE FAMILY HOME\*\*** Located in a popular area of Wednesbury, close to local shops, transport links and amenities. We recommend internal viewings so you can appreciate the accommodation we have on offer.



# Property Details

## Entrance Hall

Front aspect composite double glazed door, stairs to landing, wood flooring and doors to rooms.

## Lounge 11' 10" max x 14' 3" max ( 3.61m max x 4.34m max )

Rear aspect double glazed window, coal effect gas fire and radiator.

## Sitting Room 11' max x 10' into recess ( 3.35m max x 3.05m into recess )

Front aspect double glazed bay window and radiator,

## Kitchen 13' x 6' ( 3.96m x 1.83m )

Rear aspect double glazed window, wall and base units, inset sink and drainer, understairs storage closet housing washing machine and combi boiler, door to garden, breakfast bar, tiled flooring, 4 ring gas hob and electric oven, space for fridge freezer.

## Landing

Front and side aspect double glazed windows, loft hatch and doors to bedrooms and shower room.

## Bedroom One 12' 10" x 11' 11" into recess ( 3.91m x 3.63m into recess )

Rear aspect double glazed window, radiator and built in storage.

## Bedroom Two 11' 1" max x 9' 2" max ( 3.38m max x 2.79m max )

Front aspect double glazed window and radiator.

## Bedroom Three 9' 6" x 7' 10" ( 2.90m x 2.39m )

Rear aspect double glazed window and radiator.

## Guest W/C

Side aspect double glazed window and w/c.

## Shower Room

Walk in shower with triton shower, extractor fan, tiled walls, wash basin and rear aspect double glazed window.

## Front Garden

Steps to frontage, off road parking and shrub boarders.

## Rear Garden

Patio area, brick retaining wall and steps with pathway, lawn and shrub boarder and side gate to frontage.





To view this property please contact Paul Dubberley on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: PWE103499 - 0004

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