

for sale

offers over **£180,000** Freehold



## Bradshaw Avenue Wednesbury WS10 8QA

**\*\*THREE BEDROOM SEMI DETACHED FAMILY HOME\*\*** Located in Darlaston area in a quiet cul de sac. Close to local amenities, we would recommend internal viewings to appreciate the accommodation we have on offer.



# Property Details

## Entrance Hall

Front aspect double glazed door, stairs to landing and door to lounge.

## Guest W/C

W/C and side aspect double glazed window.

## Lounge 14' max x 13' max ( 4.27m max x 3.96m max )

Front aspect double glazed window, built in fireplace and radiator. Understairs storage and doors to dining room.

## Dining Room 14' max x 8' max ( 4.27m max x 2.44m max )

Door to w/c and kitchen.

## Kitchen 10' 5" x 9' 8" ( 3.17m x 2.95m )

Rear aspect double glazed window, door to garden and bathroom. Wall and base units, space for cooker, sink and drainer, radiator and door to shower room.

## Ground Floor Shower Room

Rear aspect double glazed window, wash basin, walk in shower and w/c.

## Landing

Doors to bedrooms.

## Bedroom One 17' 2" x 9' 10" ( 5.23m x 3.00m )

Front aspect double glazed window and radiator.

## Bedroom Two 11' x 9' max ( 3.35m x 2.74m max )

Rear aspect double glazed window and radiator.

## Bedroom Three

Rear aspect double glazed window and radiator.

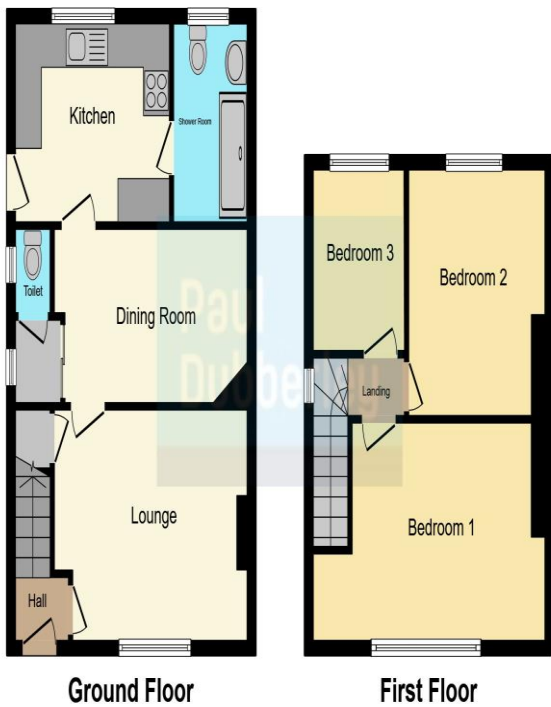
## Front Garden

Brick retaining wall and off road parking.

## Rear Garden

Large Lshaped garden, patio area with steps down to lawn and side gate access.





To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

**Tenure:** Freehold

**EPC Rating:** F

Property Ref: PWE103240 - 0010

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](http://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 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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)