

for sale

offers in the region of **£380,000** Freehold



Waterside Avenue Wednesbury WS10 0DS

Fantastic Detached family home situated on this popular modern development and offering excellent access for local amenities including local schools, transport links and shopping facilities.



Property Details

Entrance Hall

Front aspect double glazed door, understairs storage, stairs to landing, radiator, laminate flooring, door to lounge and kitchen,

Guest W/C

Rear aspect double glazed window, w/c, wash hand basin and radiator.

Lounge

18' into bay x 10' 6" (5.49m into bay x 3.20m)
Front aspect double glazed bay window, 2 x radiator, laminate wood flooring and double doors to dining room.

Dining Room

11' x 9' 9" (3.35m x 2.97m)
Rear aspect

Kitchen

11' 6" max x 12' 7" max (3.51m max x 3.84m max)
Rear aspect double glazed window, wall and base units, 4 ring hob with extractor over and electric oven, Inset sink and drainer, space for fridge freezer and dish washer. Opening into utility room.

Utility Room

5' 9" x 5' 7" (1.75m x 1.70m)
Space for washing machine and tumble dryer, wall and base units, inset sink and drainer and door to garden.

Conservatory

Dual aspect double glazed windows, laminate wood flooring, french doors to garden.

Landing

Doors to bedrooms, loft access and airing cupboard.

Bedroom One

12' 8" max x 19' 5" max (3.86m max x 5.92m max)
Front aspect double glazed window, dressing room, built in wardrobes and door to en suite.

Modern En Suite

Front aspect double glazed window, walk in shower cubicle, low level w/c, wash basin, radiator and tiled flooring.

Bedroom Two

12' 10" x 8' 8" (3.91m x 2.64m)
Rear aspect double glazed window, radiator and built in

wardrobes.

Bedroom Three

9' max x 9' 4" max (2.74m max x 2.84m max)
Rear aspect double glazed window, radiator and built in wardrobes.

Bedroom Four

9' 4" x 7' 8" (2.84m x 2.34m)
Rear aspect double glazed window and radiator.

Modern Family Bathroom

Panel bath with shower over, radiator, wash hand basin, tiled walls and tiled flooring.

Front Garden

Tarmac driveway, lawn, access to garage and property.

Rear Garden

Paved patio area, with steps down to lawn and side gated access.

Garage

14' x 8' (4.27m x 2.44m)
With power and lighting and metal up and over doors.





To view this property please contact Paul Dubberley on

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97 Walsall Street
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Tenure: Freehold

EPC Rating: C

Property Ref: PWE103515 - 0007

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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