

for sale

offers in excess of **£190,000** Freehold



**Ridding Lane WEDNESBURY WS10 9AA**

**\*\*THREE BEDROOM MID TERRACE  
PROPERTY WITH NO CHAIN\*\* IDEAL  
FAMILY HOME.** located in Wednesbury  
near Wednesbury Town Centre. We would  
recommend internal viewings to appreciate  
the accommodation we have on offer.



# Property Details

## Entrance Hall

Stairs and doors too-

## Lounge 14' 8" x 13' 8" ( 4.47m x 4.17m )

Front aspect double glazed bay window, radiator and wooden fire surround sound.

## Dining Room 18' 10" max x 14' 6" max ( 5.74m max x 4.42m max )

Stairs to landing and french doors to garden.

## Kitchen 23' 3" max x 8' 10" ( 7.09m max x 2.69m )

side aspect double glazed door to garden, wall and base units, inset sink and drainer and dining area.

## Landing

Radiator and storage.

## Bedroom One 13' 9" x 12' 1" ( 4.19m x 3.68m )

Front aspect double glazed window, radiator and built in closet.

## Bedroom Two 10' 2" x 12' 1" ( 3.10m x 3.68m )

Rear aspect double glazed window, radiator and new Worcester boiler.

## Bedroom Three 11' 9" x 13' 8" ( 3.58m x 4.17m )

Front aspect double glazed window and radiator.

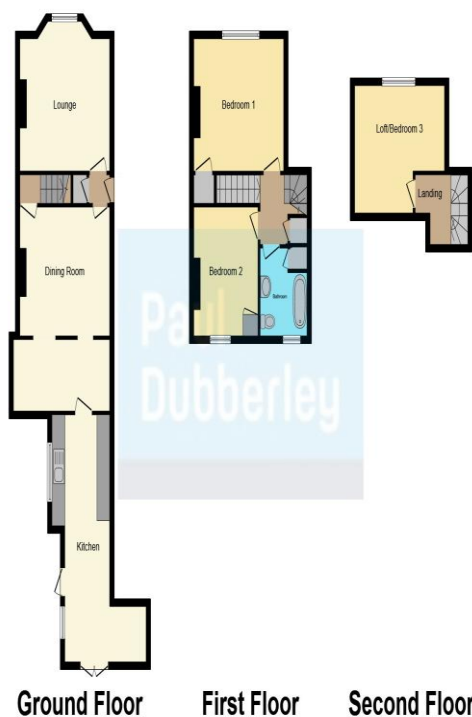
## Bathroom

Rear aspect double glazed window, bath, wash hand basin, low level w.c, radiator and tiled flooring.

## Rear Garden

Paved patio area, lawn hedge borders and trees.





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)

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97 Walsall Street  
 WEDNESBURY WS10 9BY

**Tenure:** Freehold

**EPC Rating:** E

Property Ref: PWE103553 - 0004

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.

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