

for sale

offers in excess of **£320,000** Freehold



Curtin Drive Wednesbury WS10 8RJ

****FOUR BEDROOM SEMI DETACHED FAMILY HOME**** ideal for the family purchaser and conveniently located for local amenities including transport links and schools.



Property Details

Entrance Hall

Doors off too;

Lounge 14' x 12' (4.27m x 3.66m)

Front aspect double glazed window, gas fire and surround and door to kitchen.

Family Room 17' 1" x 13' 5" (5.21m x 4.09m)

Front aspect double glazed window, wooden flooring and fire.

Kitchen 16' x 9' 10" (4.88m x 3.00m)

Rear aspect double glazed window, rear aspect patio doors, wall and base units, sink and drainer, gas hob and electric oven with extractor over. Door to utility room and tiled flooring.

Utility Room 13' 5" x 6' 10" (4.09m x 2.08m)

Wall and base units, Patio doors to garden.

Landing

Doors to bedrooms and bathroom.

Bedroom One 13' 5" x 16' 7" (4.09m x 5.05m)

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

En Suite Bathroom

Rear aspect double glazed window, w/c, wash basin, bath with shower head, heated towel rail and tiled flooring.

Bedroom Two 11' 1" x 9' 10" (3.38m x 3.00m)

Rear aspect double glazed window and radiator.

Bedroom Three 13' 4" x 8' 8" (4.06m x 2.64m)

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

Bedroom Four

Front aspect double glazed window and radiator.

Family Bathroom

Panel bath with shower head, shower cubilce, w/c, wash hand basin, heated towel rail and tiled flooring.

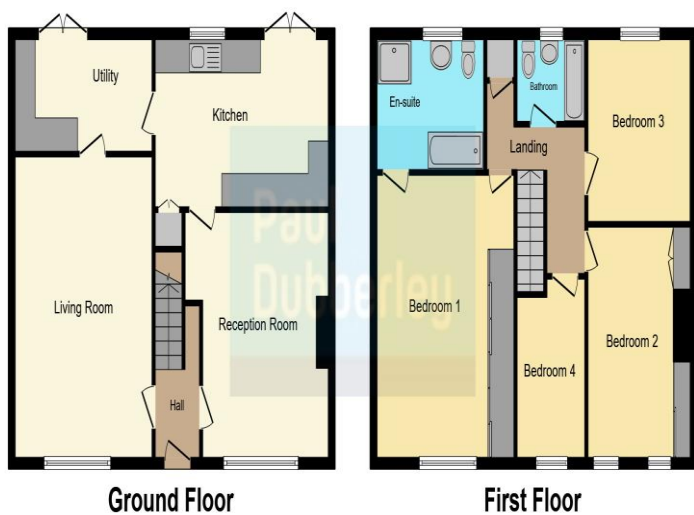
Front Garden

Tarmac driveway and gate to front.

Rear Garden

Paved rear garden.





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

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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Tenure: Freehold

EPC Rating: Awaited

Property Ref: PWE103505 - 0004

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