

for sale

offers in excess of **£400,000** Freehold

**Paul  
Dubberley**



Pinfold Street Wednesbury WS10 8TE



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## Property Description

""ATTENTION INVESTORS"" A unique opportunity to purchase this fantastic residential property ideal for investment purposes ideally supporting HMO multi room lettings with a potential very high yield and offered to the market with no upward chain. The property is conveniently located for access to local amenities including motorway links, bus routes and local shops and schools. The property benefits from lounge area, dining area, communal kitchen, 2 storage rooms, wc with shower room and bathroom. Outside there is a court yard area with double gates which can provide parking . Internal viewing is essential to appreciate the accommdation on offer.

## Entrance Hallway

Double glazed door to front, storage cupboards, under stairs storage, radiator, stairs to first floor landing and doors to:-

## Bedroom One

Irregular Shaped Room 16' 10" x 12' 2" ( 5.13m x 3.71m)

Double glazed windows to front and side, radiator, fitted storage unit with stainless steel sink and drainer and work surfaces.

## Bedroom Two

Irregular Shaped Room 11' x 10' 9" ( 3.35m x 3.28m)

Double glazed window to front, radiator, fitted storage unit and wash hand basin.

## Kitchen/ Dining Room

Irregular Shaped Room 18' x 11' ( 5.49m x 3.35m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, gas and electric cooker points, plumbing for domestic appliances.

Double glazed windows to side, double glazed patio door leading to fore court, radiator and work surfaces.

## Dining Area

Irregular Shaped Room 10' 10" x 6' 4" ( 3.30m x 1.93m)

Double glazed windows to side, double glazed patio door leading to fore court, radiator and work surfaces.

## Lounge Area

Irregular Shaped Room 21' 9" max x 13' 5" max ( 6.63m max x 4.09m)

Double glazed windows to front, side and rear elevations, double glazed door to front, radiator and loft access point.

## Bedroom Three

Irregular Shaped Room 11' max x 11' max ( 3.35m max x 3.35m)

Double glazed window to side, skylight window, radiator, fitted storage unit and wash hand basin.

## Bedroom Four

Irregular Shaped Room 12' max x 16' max ( 3.66m max x 4.88m)

Double glazed window to front, radiator, fitted storage unit and wash hand basin.

## Utility Room

Wash hand basin and boilers.

## W.C

WC, wash hand basin, radiator and extractor fan.

## First Floor Landing

Double glazed window to side, radiator, two storage cupboards and doors to:-

## Bedroom Nine

Irregular Shaped Room 14' 8" max x 12' max ( 4.47m max x 3.66m)

Double glazed window to front, loft access point, radiator, fitted storage unit and wash

hand basin.

### **Bedroom Eight**

Irregular Shaped Room 14' 7" max x 12' 7" max ( 4.45m max x 3.84m)

Double glazed windows to front and side, loft access point, radiator, fitted storage unit and wash hand basin.

### **Bedroom Five**

Irregular Shaped Room 13' max x 11' max ( 3.96m max x 3.35m)

### **Bedroom Six**

Irregular Shaped Room 10' 9" max x 10' 10" max ( 3.28m max x 3.30m)

Double glazed window to rear, loft access point, radiator, fitted storage unit and wash hand basin.

### **Bedroom Seven**

Irregular Shaped Room 10' 10" max x 11' 2" max ( 3.30m max x 3.40m)

Two double glazed windows to side, radiator, fitted storage unit and wash hand basin.

### **Office**

Irregular Shaped Room 8' 4" x 7' 3" ( 2.54m x 2.21m)

Double glazed window to rear and airing cupboard housing hot water tank.

### **Shower Room**

WC, wash hand basin, extractor fan, radiator, shower cubicle and sky light window.

### **Bathroom**

WC, wash hand basin, extractor fan, radiator, bath and skylight window.

### **Outside**

Large gated parking area and a slab patio courtyard.













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)

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

**EPC Rating: D**

**view this property online** [PaulDubberley.co.uk/Property/PWE102472](http://PaulDubberley.co.uk/Property/PWE102472)

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