

for sale

offers over **£260,000** Freehold



## Manor House Road Wednesbury WS10 9PG

**\*\* SPACIOUS THREE BEDROOM DETACHED FAMILY HOME\*\*** Located in a popular area of Wednesbury near to local shops, transport links, schools and amenities. We would recommend internal viewing to appreciate the accommodation we have on offer.



# Property Details

## Entrance Hall

Doors to kitchen and stairs to landing.

**Through Lounge** 10' 6" max x 20' 4" max ( 3.20m max x 6.20m max )

Front aspect double glazed bow window, radiator and door to kitchen.

**Kitchen** 9' 4" x 8' 5" ( 2.84m x 2.57m )

Wall and base units, inset sink and drainer, tiled floor and door to garden.

**Lean To** 9' 6" x 5' 9" ( 2.90m x 1.75m )

Door to garden.

## Landing

**Bedroom One** 12' max x 10' 6" max ( 3.66m max x 3.20m max )

Front aspect double glazed window and radiator.

**Bedroom Two** 10' 4" x 8' 7" ( 3.15m x 2.62m )

Front aspect double glazed window and radiator.

**Bedroom Three** 9' 7" x 7' 10" ( 2.92m x 2.39m )

Rear aspect double glazed window and radiator.

## Bathroom

Front aspect double glazed window, panel bath, low level w/c and wash hand basin.

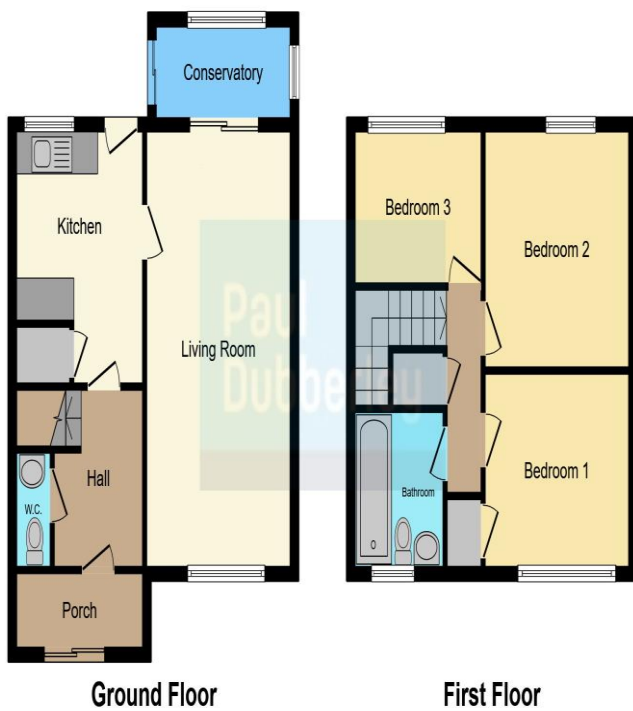
## Front Garden

Driveway providing off road parking.

## Rear Garden

Side access, block paved patio area and artificial lawn.





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  
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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: PWE103575 - 0005

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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