

for sale

offers over **£245,000** 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.

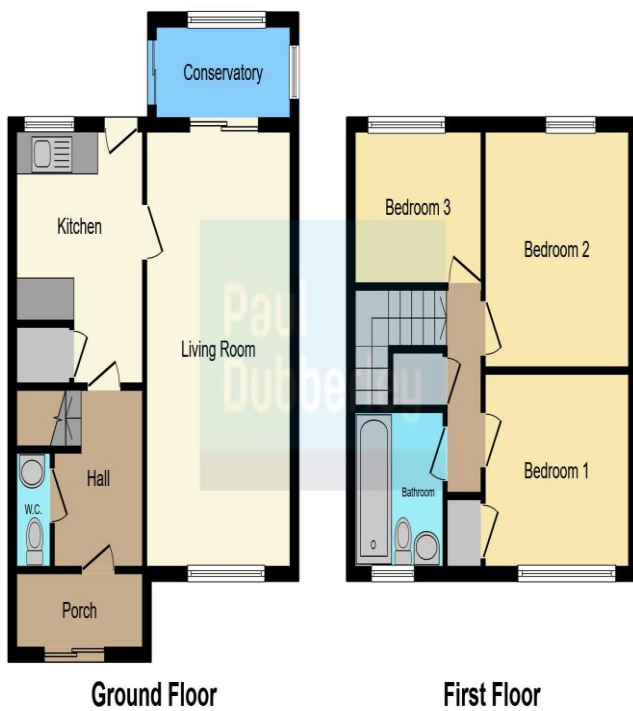
Front Garden

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

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE103575 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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