

for sale

offers in the region of **£180,000** Freehold



Wharfedale Street WEDNESBURY WS10 9AG

****THREE BEDROOM MID TERRACED FAMILY HOME**** Located close to Wednesbury town centre, near to local shops, schools, transport links and amenities. We recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Entrance Hall

Side aspect door, understairs storage and doors to :

Lounge 14' 3" x 12' 1" (4.34m x 3.68m)

Front aspect double glazed bay window, feature fireplace, gas fire, wall light points and radiator,

Dining Room 11' 11" x 11' 6" (3.63m x 3.51m)

Rear aspect double glazed patio doors, feature fire place housing gas fire, laminate flooring and stairs to landing.

Lobby

Airing cupboard, wall mounted boiler and archway through to:

Kitchen 14' 8" x 8' 11" (4.47m x 2.72m)

Side aspect double glazed window, range of wall and base units with work surfaces over, sink and drainer, splash back tiling, tiled flooring, gas and electric cooked point with cooker hood over, plumbing for washing machine, radiator, spotlights, door to shared entry and door to:

Ground Floor Bathroom

Rear aspect double glazed window, radiator, bath with shower over, tiled walls and flooring, we/ac, wash hand basin, loft access and spot lights.

Landing

Airing cupboard, loft access and doors too:

Bedroom One 12' 1" x 11' 4" (3.68m x 3.45m)

Front aspect double glazed window, radiator and storage cupboard.

Bedroom Two 8' 5" x 11' 8" (2.57m x 3.56m)

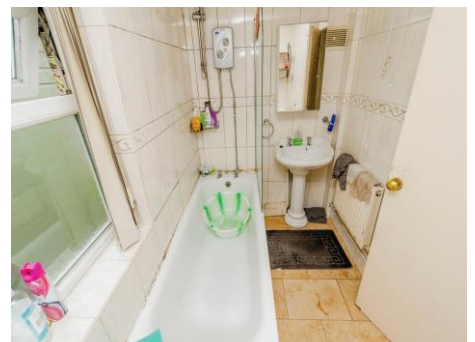
Rear aspect double glazed window, fitted wardrobes and radiator.

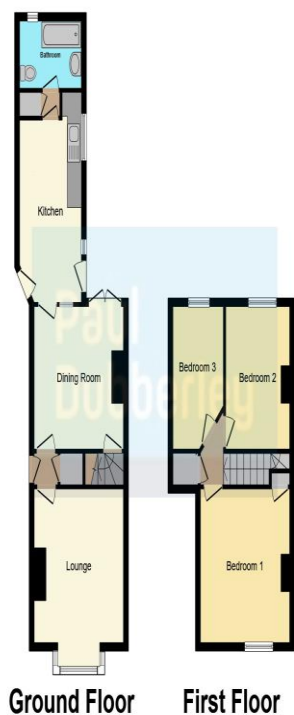
Bedroom Three 11' 1" x 7' 3" (3.38m x 2.21m)

Rear aspect double glazed window and radiator.

Front Garden

Gated entrance with fore court area





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: D

Property Ref: PWE103153 - 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

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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