

for sale

offers over **£350,000** Freehold



Grand Junction Way Walsall WS1 4NA

****WELL PRESENTED AND SPACIOUS
FOUR BEDROOM PROPERTY**** Located
on a quiet development close to Walsall
Town Centre and motorway links. Ideal for
the family purchaser. We recommend
internal viewings to appreciate the
accommodation we have on offer.



Property Details

Entrance Hall

Radiator, door to lounge and stairs to landing.

Guest W/C

Rear aspect window, w/c and wash hand basin.

Lounge 14' 6" x 15' 7" (4.42m x 4.75m)

Front aspect double glazed window, radiator, fireplace with gas fire and door to kitchen.

Dining Room 9' 10" x 8' 5" (3.00m x 2.57m)

Rear aspect double glazed patio door to garden.

Kitchen 14' 4" x 8' 3" (4.37m x 2.51m)

Rear aspect double glazed window, wall and base units, breakfast bar, tiled flooring, 4 ring gas hob with extractor over and Gas oven. Door to garage, garden and W/C.

Landing

Bedroom One 12' 9" x 9' 10" (3.89m x 3.00m)

Front aspect double glazed window, radiator, built in wardrobe and door to en suite.

En Suite

Shower, w/c and wash hand basin.

Bedroom Two 11' 10" max x 7' 10" (3.61m max x 2.39m)

Rear aspect double glazed window and radiator.

Bedroom Three 9' 11" x 8' 5" (3.02m x 2.57m)

Rear aspect double glazed window and radiator.

Bedroom Four 11' 4" x 8' 6" (3.45m x 2.59m)

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

Bathroom

Rear aspect double glazed window, bath, wash basin, w/c and tiled flooring.

Front Garden

Large driveway and lawn area. Access to garage.

Rear Garden

Paved patio area, lawn area and summer house with power and lighting.

Garage 18' 10" x 8' 5" (5.74m x 2.57m)

Metal up and over door, power and lighting.





Ground Floor

First Floor

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: D

Property Ref: PWE103607 - 0007

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk