

for sale

offers over **£220,000** Freehold



Elwell Street WEDNESBURY WS10 0QD

****THREE BEDROOM TOWN HOUSE****

Located in Wednesbury near to Wednesbury Town Centre. The Property Boasts; Three bedrooms. en suite off bedroom three, guest w/c downstairs, garage and off road parking. We would recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Access Via

Foregarden.

Entrance Hall

Side access radiator,

Guest W/C

Front aspect double glazed window, radiator, w/c and wash hand basin.

Lounge 12' 9" x 16' 5" (3.89m x 5.00m)

Rear aspect double glazed door, radiator, fire place with wooden surround and storage space.

Kitchen 12' 5" x 5' 9" (3.78m x 1.75m)

Front aspect double glazed window, wall and base units, fitted cooker, space for washing machine, tumble dryer and fridge freezer.

Landing

Central hand rail and radiator.

Bedroom Two 12' 1" x 10' 6" (3.68m x 3.20m)

Front aspect double glazed window x 2 and radiator.

Bedroom Three 5' 9" x 11' 2" (1.75m x 3.40m)

Rear aspect double glazed window and radiator.

Bathroom

Wash hand basin with vanity unit, w/c, bath with shower head over and partly tiled.

Landing

Doors to bedrooms and bathroom.

Bedroom One 13' 10" x 12' 10" (4.22m x 3.91m)

Front aspect double glazed window, radiator x 3 and cupboard space.

En Suite

Rear aspect double glazed window, low level w/c. wash hand basin and shower cubicle.

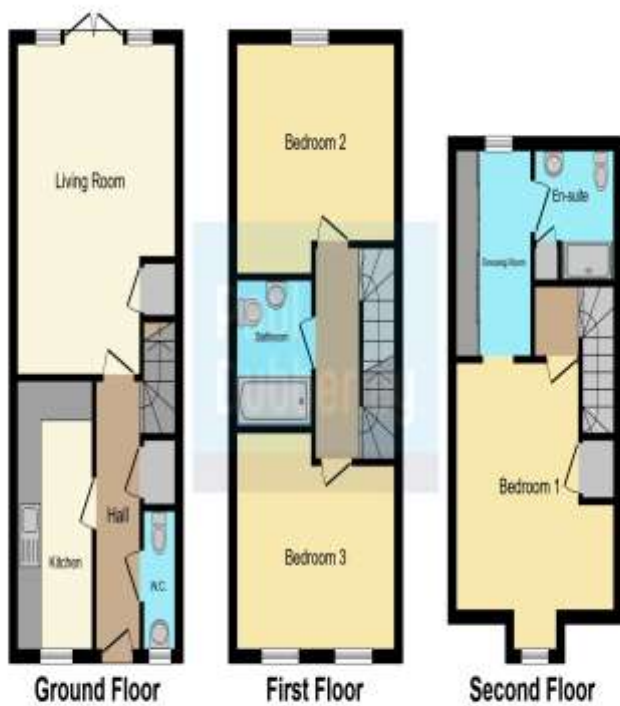
Front Garden

Gates and steps leading to front.

Rear Garden

Patio and lawn area.





*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.localagent.co.uk

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.

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97 Walsall Street
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Tenure: Freehold

EPC Rating: D

Property Ref: PWE103632 - 0007

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