

for sale

offers in excess of **£250,000** Freehold



Wiley Avenue Wednesbury WS10 8QD

**\*\*THREE BEDROOM DETACHED PROPERTY\*\*** This property is an ideal first time or investment home with three good size bedrooms also close to local amenities. Internal viewing is highly recommended.



# Property Details

## Entrance Porch

Front aspect double glazed french doors which leads to secure front door through to hall.

## Entrance Hall

Doors to guest w/c, lounge and kitchen. Stairs to landing.

## Guest W.C

w/c and wash hand basin.

## Through Lounge 21' 1" + bays x 12' 6" ( 6.43m + bays x 3.81m )

Front aspect double glazed bay window, wooden fire surround and log burner. Door to conservatory.

## Kitchen 11' 3" x 9' ( 3.43m x 2.74m )

Rear aspect double glazed window, wall and base units, 4 ring gas hob and gas oven, understairs storage, vinyl flooring, space for washing machine and fridge freezer. Door to garden.

## Conservatory

Dual aspect double glazed windows and french door to garden.

## Landing

Side aspect double glazed window, doors to bedrooms and bathroom,

## Bedroom One 10' 9" x 10' max ( 3.28m x 3.05m max )

Front aspect double glazed window, built in wardrobes and over head storage.

## Bedroom Two 12' 6" into recess x 10' 4" ( 3.81m into recess x 3.15m )

Rear aspect double glazed window.

## Bedroom Three 8' 3" x 9' 2" max in to recess ( 2.51m x 2.79m max in to recess )

Rear aspect double glazed window.

## Bathroom

Front aspect double glazed window, corner bath and shower walk in cubicle, loft hatch access, part tiled walls, airing cupboard and sink in vanity unit.

## Front Garden

Driveway for several cars, lawn area, brick retaining wall and access to detached garage.

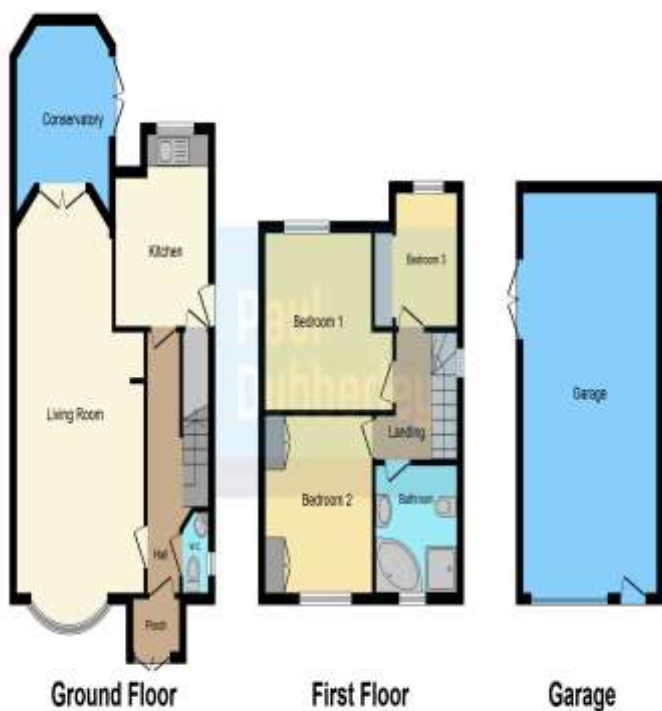
## Rear Garden

Paved patio area with metal gated side access and large lawn. Access to garage, garden shed and out building for storage with power and lighting.

## Garage 35' 7" x 15' 1" ( 10.85m x 4.60m )

Detached wooden garage and workshop with power and lighting. Side metal up and over door and a wooden front door.





#### directions to this property:

The property is situated in off Park Lane in Darlaston.

To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

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**Tenure:** Freehold

**EPC Rating:** E

Property Ref: PWE103365 - 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. All parties must rely upon their own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

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