

for sale

offers over **£250,000** Freehold



## Hobs Road Wednesbury WS10 9BD

**\*\*THREE BEDROOM MODERN TERRACED PROPERTY\*\* IDEAL FAMILY HOME.** Located in Wednesbury close to local shops, schools, transport links and amenities. Beautifully presented and we would recommend internal viewings to appreciate the accommodation we have on offer.



# Property Details

## Entrance Hallway

Front aspect double glazed composite front door, ceiling with spot lights, radiator, tiled flooring, stairs leading to landing and doors opening to lounge, kitchen/dining room, guest w/c and storage cupboard.

## Lounge 12' 5" x 8' 6" ( 3.78m x 2.59m )

Front aspect double glazed window, radiator, tv point and ceiling light point.

## Kitchen/Dining Room 14' x 9' 11" ( 4.27m x 3.02m )

Fitted with a range of wall and base units with work surfaces over, rear aspect double glazed french doors, ceiling spotlights, radiator, tiled flooring, stainless steel sink with mixer tap and a drainer unit, electric oven with gas hob and extractor fan unit over. Integrated dish washer, plumbing for washing machine and integrated fridge/freezer.

## Guest W/C

Side aspect double glazed uPVC window, w/c, wash hand basin with vanity unit, heated towel rail and tiled flooring.

## Landing

Front aspect uPVC double glazed window, ceiling spot lights, radiator, stairway leading to second floor, airing cupboard and doors to family bathroom and bedrooms.

## Bedroom Two 13' 5" x 8' 1" ( 4.09m x 2.46m )

Front aspect uPVC double glazed window, ceiling light point and radiator.

## Bedroom Three 12' 7" x 8' 1" ( 3.84m x 2.46m )

Rear aspect double glazed uPVC window, ceiling light point and radiator.

## Family Bathroom

Obscured uPVC double glazed rear aspect window, ceiling spot lights, heated towel rail, w/c, wash hand basin with mixer tap, vinyl flooring, bath with mixer tap which has a shower head and a glass shower screen.

## Second Floor

### Bedroom One 15' 2" x 11' 7" ( 4.62m x 3.53m )

Front aspect uPVC double glazed window, ceiling spot lights, radiator, access to loft and a opening to the dressing area.

## Dressing Area 9' 3" x 5' ( 2.82m x 1.52m )

Rear aspect double glazed window, ceiling spot lights and door leading to en suite.

## En Suite Shower Room

Rear aspect double glazed window, ceiling spot lights, heated towel rail, w/c, wash hand basin with mixer tap, vinyl flooring, shower cubicle with electric shower.

## Outside

### Front

Low level brick wall with wrought iron railings, storm porch over the front entrance and lighting.

### Rear

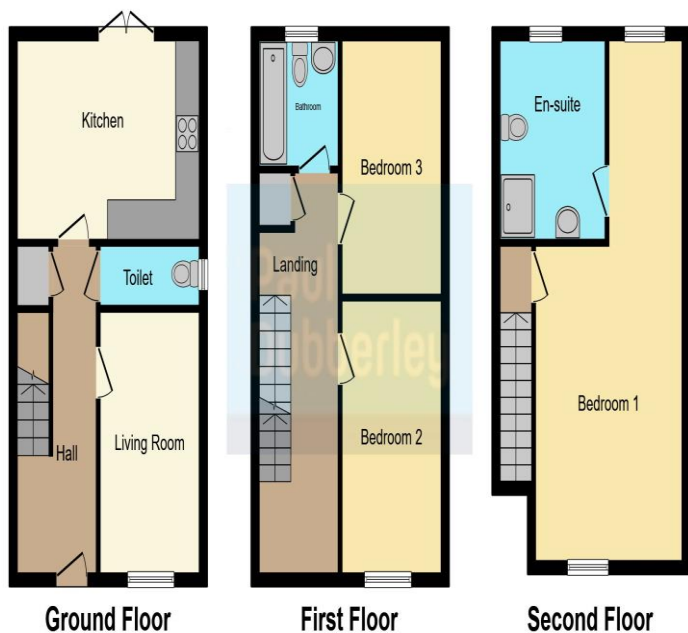
Patio area, gravel area, wooden shed, lighting, outside tap, wooden gate to the rear with access to two allocated parking spaces.

## Additional Notes

Solar panels included with the sale of the property.







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](http://www.focalagent.com)

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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](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

**Tenure:** Freehold

**EPC Rating:** A

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