for sale

offers in excess of

£240,000 Freehold



Rachael Gardens Wednesbury WS10 0RW

An excellent opportunity to purchase this well presented and maintained three bedroom semi detached home. The property is offered to the market with no upward chain and occupies a quiet cul de sac location. An internal viewing is highly recommended. Located conveniently for local amenities.





# **Property Details**

#### **Entrance Hall**

Front aspect double glazed door, stairs to landing and door to lounge.

## **Lounge** 23' x 12' 6" ( 7.01m x 3.81m )

Front aspect double glazed window, fire surround and gas fire.

## **Kitchen** 7' 3" x 7' 9" ( 2.21m x 2.36m )

Rear aspect double glazed window, sink and drainer, tiled floor, wall and base units, 4 ring gas hob and separate cooker.

# Landing

Side aspect double glazed window and doors to bedrooms.

# **Bedroom One** 10' 6" x 7' 8" ( 3.20m x 2.34m )

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

## **Bedroom Two** 11' 7" x 9' 7" ( 3.53m x 2.92m )

Rear aspect double glazed window, radiator and built in wardrobes.

#### **Bedroom Three** 7' 6" x 7' 6" ( 2.29m x 2.29m )

Front aspect double glazed window and radiator.

#### **Shower Room**

Rear aspect double glazed window, walk in shower, wash basin, w/c and part tiled walls.

# **Rear Garden**

Lawn and patio area, side gate providing shared access.

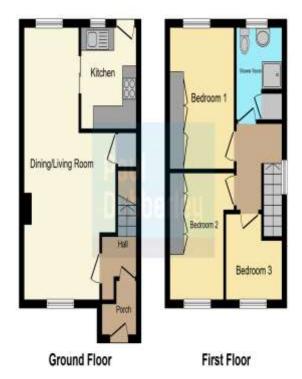
# Garage

Having wooden double doors.









This floor plan is for illustrative purposes only it is not down its cales. Any measurements, floor alone (including any total floor alone), openings and orientation see approximate floorable are guaranteed, they cannot be relied upon for any propose and they do not from post of any appreciant. So fability is bleen for any empty crisisian or mastale-ment. A party mast rely upon its over inspectionly. Previewd by when foolinged com.

To view this property please contact Paul Dubberley on

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97 Walsall Street WEDNESBURY WS10 9BY

Tenure: Freehold

**EPC** Rating: C

Property Ref: PWE103711 - 0006

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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