

for sale

offers in the region of **£240,000** Freehold



Warwick Avenue Wednesbury WS10 0TN

****FOUR BEDROOM SEMI DETACHED FAMILY HOME**** Located in Wednesbury close to local shops, schools and amenities. We would recommend internal viewings to appreciate the accommodation we have to offer.



Property Details

Entrance Hall

Double glazed front door, wood flooring, door to lounge and stairs to landing.

Guest W/C

Side aspect double glazed window and w/c.

Through Lounge 22' 2" max x 12' 5" (6.76m max x 3.78m)

Front and rear aspect double glazed windows, tv point, radiator, fire surround and gas fire.

Kitchen 11' x 9' 3" max (3.35m x 2.82m max)

Rear aspect double glazed window, wall and base units, inset sink and drainer, wood flooring and opening into storage area.

Storage Room 10' 3" x 6' 8" (3.12m x 2.03m)

Door to w/c, side doors to garden, wall mounted Worcester boiler, radiator and side aspect double glazed window.

Landing

Doors to bedrooms and bathroom.

Bedroom One 12' 5" x 10' 5" (3.78m x 3.17m)

Front aspect double glazed window and radiator.

Bedroom Two 11' 1" x 8' 4" (3.38m x 2.54m)

Rear aspect double glazed window, wood flooring and radiator.

Bedroom Three 10' 5" x 7' 4" (3.17m x 2.24m)

Side aspect double glazed window and radiator.

Bedroom Four 8' 2" x 7' 8" (2.49m x 2.34m)

Rear aspect double glazed window and wood flooring.

Bathroom

Side aspect double glazed window, panel bath with shower over, tiled walls, wash hand basin with vanity unit, radiator and low level w/c.

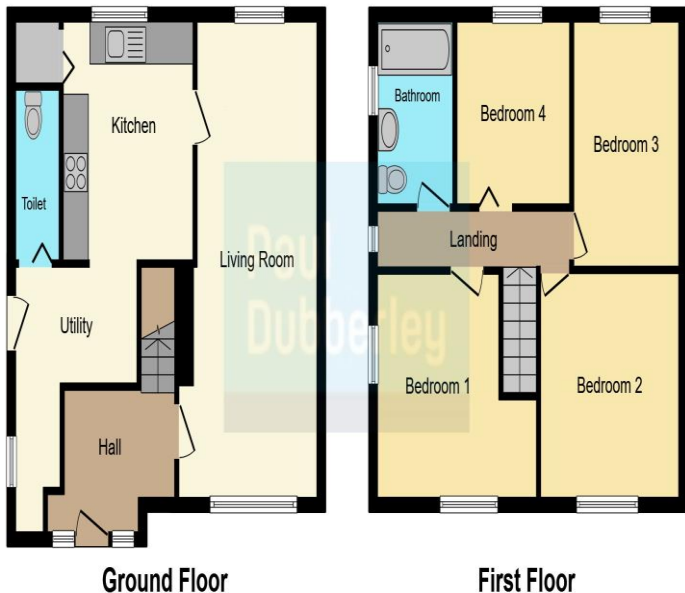
Front Garden

Corner plot and off road parking.

Rear Garden

Paved area, lawn area, side gated access and garden shed





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: A

Property Ref: PWE103723 - 0003

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.

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