

for sale

offers over **£225,000** Freehold



Myvod Road Wednesbury WS10 9QD

****THREE BEDROOM WELL PRESENTED SEMI DETACHED FAMILY HOME****

Located in a popular area of Wednesbury and this property is near local schools, shops and amenities. Internal viewings are recommended to appreciate the accommodation on offer.



Property Details

Entrance Hall

Understairs cupboard, doors leading too lounge, kitchen and stairs.

Lounge 10' 9" max x 17' 1" (3.28m max x 5.21m)

Front aspect double glazed window, radiator and fireplace.

Kitchen 11' 5" x 10' 1" (3.48m x 3.07m)

Side aspect double glazed window, sink and drainer, back splash and door to conservatory.

Conservatory

Double glazed windows, wood floor and door to garden.

Landing

Radiator, loft hatch and doors to bedrooms and bathroom.

Bedroom One 12' 9" in to recess x 8' 5" (3.89m in to recess x 2.57m)

Rear aspect double glazed window and radiator.

Bedroom Two 8' 5" x 11' 6" (2.57m x 3.51m)

Rear aspect double glazed window and radiator.

Bedroom Three 9' 9" max x 8' 1" (2.97m max x 2.46m)

Front aspect double glazed window, radiator and fireplace.

Bathroom

Walk in shower, w/c, tiled walls and wash basin.

Garage 16' 4" x 8' (4.98m x 2.44m)

Front Garden

Tarmac with Off street Parking.

Rear Garden

paved area with paved walk way 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. All parties must rely upon their own inspection(s). Powered by www.localagent.co.uk

To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: D

Property Ref: PWE103319 - 0011

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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