

for sale

offers in the region of **£380,000** Freehold



Wood Green Road Wednesbury WS10 9AX

A beautifully presented and much improved Victorian Villa offering spacious living accommodation for the family purchaser. The property is conveniently located for junction 9 motorway links and local schools and Wednesbury town centre. internal viewing is highly recommended.



Property Details

Lounge 29' x 12' 2" (8.84m x 3.71m)

Front aspect bay window, log burner with log store, wood flooring and french doors opening to Court yard.

Kitchen 16' 5" x 8' 6" (5.00m x 2.59m)

Side aspect double glazed window, tiled flooring, log burner, wall and base units, part tiled walls and radiator. Side aspect french doors opening onto court yard.

Conservatory 14' 3" x 9' 6" (4.34m x 2.90m)

Tiled floor, dual aspect windows, radiator and french doors leading to garden.

Cellar/Games Room 12' 2" x 11' 7" (3.71m x 3.53m)

Landing

Doors to bedrooms and bathroom.

Bedroom One 16' x 12' 7" (4.88m x 3.84m)

Front aspect double glazed windows and cast iron fireplace.

Bedroom Two 12' 8" x 9' 10" (3.86m x 3.00m)

Rear aspect double glazed window and radiator.

Bedroom Three 10' 6" x 9' 10" (3.20m x 3.00m)

Rear aspect double glazed window.

Modern Bathroom

Ideal combi boiler, bath with shower over, tiled walls and flooring, sink and side aspect double glazed window.

W/C

Side aspect double glazed window and w.c.

Garage 18' 9" x 14' 5" (5.71m x 4.39m)

wooden garage ideal for a car and workshop area with access to rear with on street parking

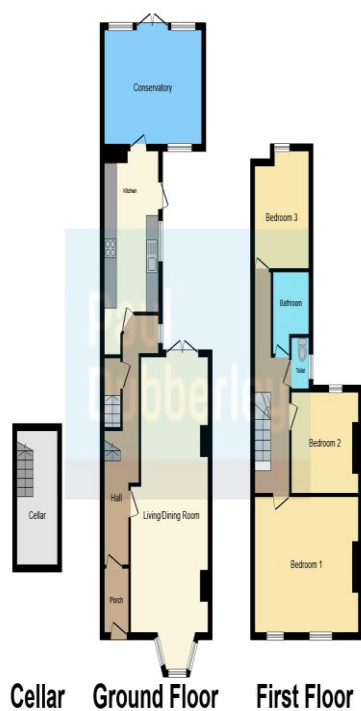
Front Garden

Gated with stairs to front door.

Rear Garden

Paved patio, shrub borders and side courtyard 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. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: PWE103764 - 0005

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