

for sale

offers in the region of **£350,000** 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

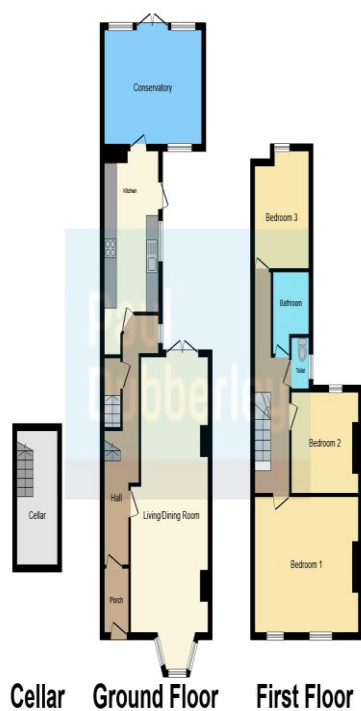
## **Front Garden**

Gated with stairs to front door.

## **Rear Garden**

Paved patio, shrub borders and side courtyard area.





To view this property please contact Paul Dubberley on

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Property Ref: PWE103764 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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