

for sale

offers over **£210,000** Freehold



Roberts Road Wednesbury WS10 0LG

****THREE BEDROOM SEMI DETACHED PROPERTY**** Located in Wednesbury close to local shops, schools and amenities. Briefly comprises of; Entrance porch, hallway, lounge, kitchen with breakfast bar, guest w/c and conservatory providing access to the rear garden.



Property Details

Entrance Porch

Front aspect double glazed window and door into:

Hallway

Side aspect double glazed window, stairs to landing, under stairs storage, doors to lounge, kitchen, guest w/c and lobby.

Lounge 11' 4" x 13' 7" into bay (3.45m x 4.14m into bay)
Front aspect double glazed window and radiator.

Kitchen 13' 4" max x 9' 1" max (4.06m max x 2.77m max)
Two rear aspect double glazed windows, range wall and base units with work surfaces over, one and a half bowl sink and drainer, breakfast bar, splash back tiling, electric oven with gas hob and cooker hood over, space for appliances, plumbing for washing machine/dishwasher and tiled flooring.

Guest W/C
Low level w/c.

Side Lobby 20' 1" x 3' 2" (6.12m x 0.97m)
Front aspect double glazed door to front and doors leading to entrance hall and conservatory.

Conservatory
UPVC double glazing construction, door to side and double doors to rear.

Landing
Side aspect double glazed window, loft access point and doors to bedrooms and bathroom.

Bedroom One 11' 1" x 9' 8" (3.38m x 2.95m)
Rear aspect double glazed window and radiator.

Bedroom Two 11' 8" x 8' 8" (3.56m x 2.64m)
Front aspect double glazed window and radiator.

Bedroom Three 7' 8" max x 7' 8" max (2.34m max x 2.34m max)
Front aspect double glazed window and radiator.

Family Bathroom

Rear aspect double glazed window, bath with shower over, w/c, wash hand basin with vanity and extractor fan.

Front Garden
Block paved driveway and lawn.

Rear Garden
Block paved patio, lawn and raised borders.





To view this property please contact Paul Dubberley on

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Tenure: Freehold

EPC Rating: D

Property Ref: PWE103808 - 0005

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

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