

for sale

offers over **£330,000** Freehold



Woden Road South Wednesbury WS10 0BS

****Beautifully presented three bedroom semi detached family home**** Located in Wednesbury Close to local shops, schools and amenities. Property over looks the local park and lake and has also been much improved by the current owners. we would recommend internal viewings.



Property Details

Entrance Porch

Front and side aspect double glazed windows and lino flooring.

Entrance Hall

Vinyl flooring, stairs to landing and door to lounge and kitchen.

Lounge 14' 5" x 10' 3" (4.39m x 3.12m)

Front aspect bay window, radiator, log burner with feature fire place, wood flooring and opening into kitchen.

Kitchen/Dining Room 22' 2" x 10' 5" (6.76m x 3.17m)

Rear aspect french doors, rear aspect double glazed window, wall and base units, wooden flooring, radiator, integrated freezer and dishwasher, 4 ring electric hob and oven. Opening to lounge.

Utility Room 7' 8" x 6' 5" (2.34m x 1.96m)

Rear aspect double glazed window, base units, space for washing machine and fridge freezer. w/c and door to garden.

Landing

Doors to bedrooms and bathroom. Loft access, airing cupboard and side aspect double glazed window.

Bedroom One 13' x 10' 2" (3.96m x 3.10m)

Front aspect double glazed window, TV point and radiator.

Bedroom Two 10' 6" x 9' 8" (3.20m x 2.95m)

Rear aspect double glazed window and radiator.

Bedroom Three 15' 2" x 8' 9" (4.62m x 2.67m)

Front aspect double glazed window, wooden flooring, built in wardrobe and radiator.

Family Bathroom

Heated towel rail, vinyl flooring, bath with shower over, tiled walls, low level w/c, wash basin, vinyl flooring. Cupboard housing boiler and storage.

Front Garden

Block paved driveway, gravel area, lawn and brick retaining wall.

Rear Garden

Lawn with paved patio and access to Summer house.

Garage 24' x 8' 3" (7.32m x 2.51m)

Metal up and over door, power and lighting and door to utility room.

Summer House/Bar 15' 2" x 8' 6" (4.62m x 2.59m)

Wooden flooring lino.





To view this property please contact Paul Dubberley on

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 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: Awaited

Property Ref: PWE100879 - 0004

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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