

for sale

offers over **£220,000** Freehold



Hackwood Road Wednesbury WS10 0DG

****THREE BEDROOM SEMI DETACHED PROPERTY**** Located in a popular area of Wednesbury, close to local shops, schools and amenities. Internal viewings are recommended to appreciate the accommodation we have to offer.



Property Details

Lounge 17' 4" x 11' 2" (5.28m x 3.40m)

Front aspect window, radiator, fireplace with wooden surround sound and double door to conservatory.

Kitchen 8' 9" x 10' 1" (2.67m x 3.07m)

Side aspect window, part tiled walls, sink and wall and base units.

Guest W/C

w/c

Conservatory 11' 3" x 9' 2" (3.43m x 2.79m)

side and rear aspect windows, doors to garden.

Landing

Doors to bedrooms and bathroom.

Bedroom One 8' 9" x 10' 9" (2.67m x 3.28m)

Front aspect double glazed window, radiator and boiler cupboard.

Bedroom Two 13' 2" x 8' 2" (4.01m x 2.49m)

Rear aspect double glazed window and radiator.

Bedroom Three 8' 5" x 8' 2" (2.57m x 2.49m)

Rear aspect double glazed window and radiator.

Family Bathroom 4' 6" x 8' 2" (1.37m x 2.49m)

Front aspect double glazed window, bath with electric shower, wash hand basin, radiator and part tiled walls.

Front Garden

Block paved driveway.

Rear Garden

paved and lawn area.





To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE103787 - 0008

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk