

for sale

offers in excess of **£320,000** Freehold



Berry Avenue Wednesbury WS10 8QF

****BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME****
Located in a popular area of Wednesbury and close to local shops, schools and amenities. We would recommend internal viewings to appreciate the accommodation we have to offer!



Property Details

Entrance Hall

Door to w/c, reception room, kitchen/living room and stairs to landing.

Guest W/C

Front aspect window and w/c.

Reception Room 13' 4" x 10' 4" (4.06m x 3.15m)

Front aspect window.

Kitchen/Living Room 20' x 17' 4" (6.10m x 5.28m)

Rear aspect windows , radiator, doors to garden, sky light windows, splash back tiling, stainless sink and drainer, integrated cooker, gas hob and extractor fan.

Landing

Doors to bedrooms and bathroom.

Bedroom One 11' 8" x 9' 8" (3.56m x 2.95m)

Front aspect window, radiator and door to en suite.

En Suite

Walk in shower, side aspect window, wash hand basin and w/c.

Bedroom Two 10' 5" x 8' 2" (3.17m x 2.49m)

Rear aspect window

Bedroom Three 8' 2" x 6' 9" (2.49m x 2.06m)

Rear aspect window.

Family Bathroom

Front aspect window, bath, wash hand basin and w/c.

Front Garden

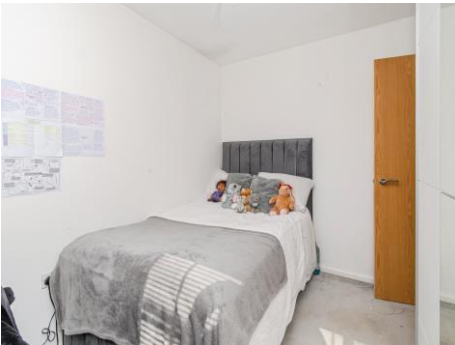
Driveway, shrub borders and pathway to front.

Rear Garden

Lawn and patio area.

Garage 23' 6" x 9' 5" (7.16m x 2.87m)

Up and over door and door to garden.





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: B

Property Ref: PWE103768 - 0004

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.

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