

for sale

offers in the region of **£290,000** Freehold



## Westmore Way Wednesbury WS10 0TR

**BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED PROPERTY.** Located in Wednesbury close to local amenities! Comprises of: Concrete print driveway, Lounge, Kitchen/Dining area, shower room, Utility, conservatory, three good size bedrooms, family bathroom and sitting room/garage. We recommend internal viewings!

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# Property Details

## Entrance Hall

Door to lounge and stairs to landing

## Lounge 13' 3" x 12' 4" ( 4.04m x 3.76m )

Front aspect bay window and electric fire.

## Sitting Room/Garage 11' 2" x 7' 2" ( 3.40m x 2.18m )

Front aspect double doors and door to utility room.

## Downstairs Shower Room

Rear aspect double glazed window, shower cubicle, w/c and wash hand basin.

## Kitchen/Dining Room 13' 5" x 10' 8" ( 4.09m x 3.25m )

Newly fitted kitchen! Rear aspect window, doors to conservatory, wall and base units, integrated cooker, kitchen island with induction hob, sink and drainer and understairs pantry.

## Utility Room

Heated towel rail, Door to shower room, kitchen, sitting room/garage and garden.

## Conservatory

Doors to garden and dual aspect windows.

## Landing

Loft access doors to bedrooms and bathroom.

## Bedroom One 11' 9" x 9' 4" ( 3.58m x 2.84m )

Front aspect window, radiator and built in wardrobe.

## Bedroom Two 10' 4" x 8' 4" ( 3.15m x 2.54m )

Rear aspect window and radiator.

## Bedroom Three 9' 6" x 5' 10" ( 2.90m x 1.78m )

Front aspect window and radiator.

## Family Bathroom

Rear aspect window, bath with shower over, heated towel rail, wash hand basin and w/c.

## Front Garden

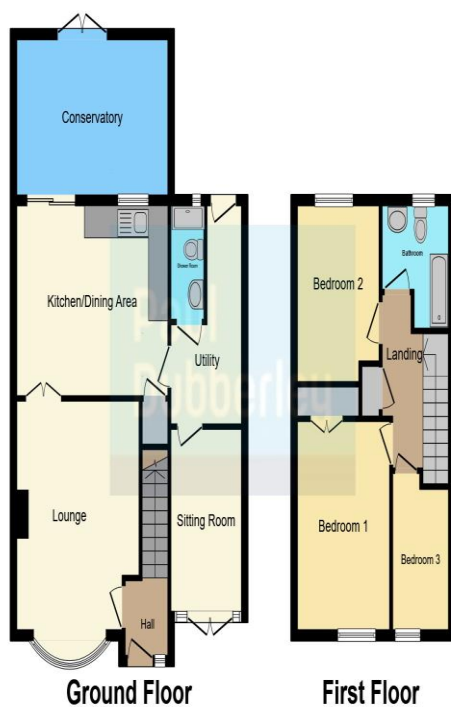
Concrete print driveway

## Rear Garden

Porcelain tiled patio, lawn area, hot tub and outside tap.







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](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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 WEDNESBURY WS10 9BY

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: PWE103551 - 0006

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