

for sale

offers in excess of **£260,000** Freehold



Sussex Avenue Wednesbury WS10 0SP

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



Property Details

Entrance Hall

Front aspect double glazed door into hall, side aspect double glazed window and radiator.

Lounge 22' 7" x 11' 8" (6.88m x 3.56m)

Front aspect double glazed window, wooden fire surround with gas fire, TV point and x 2 radiators.

Kitchen 7' 6" x 7' 5" (2.29m x 2.26m)

Modern range of wall and base units, part tiled walls, integrated dish washer and microwave. Space for double oven and washing machine. Integrated fridge freezer.

Conservatory 8' 2" x 10' 6" (2.49m x 3.20m)

Dual aspect double glazed windows and french doors to garden.

Landing

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

Bedroom One 11' 7" x 10' 8" (3.53m x 3.25m)

Rear aspect double glazed window, radiator, built in airing cupboard housing boiler.

Bedroom Two 11' x 9' 6" max (3.35m x 2.90m max)

Front aspect double glazed window and radiator.

Bedroom Three 8' x 8' (2.44m x 2.44m)

Side aspect double glazed window and radiator.

Bathroom

Rear and side aspect double glazed window, vinyl flooring, corner bath with triton shower, tiled walls and radiator.

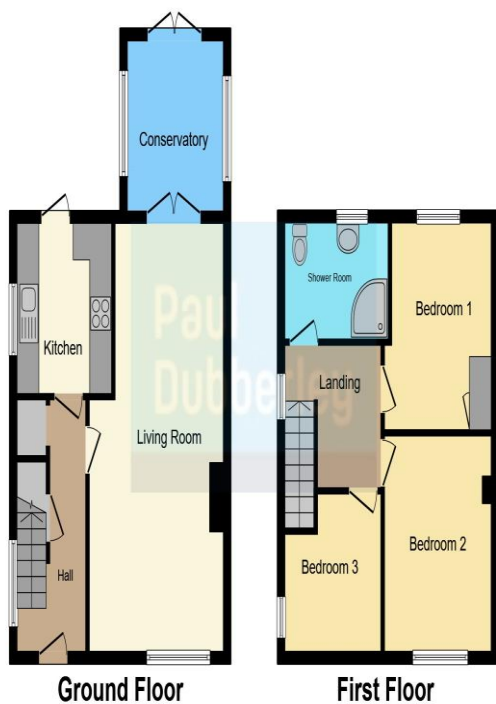
Front Garden

Block paved frontage with shared side access.

Rear Garden

Patio and lawn and wooden garden shed.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: C

Property Ref: PWE103755 - 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

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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