

for sale

£325,000 Freehold



## Rooth Street Wednesbury WS10 9QP

**\*\*BEAUTIFULLY PRESENTED SPACIOUS THREE BEDROOM PROPERTY\*\*** Located in Wednesbury close to local shops, schools and amenities. Ideal for the family purchaser! We recommend internal viewings to appreciate the accommodation we have to offer.



# Property Details

## Entrance Porch

Double glazed windows and door.

## Lounge 13' 5" x 13' 5" ( 4.09m x 4.09m )

Front aspect double glazed window, radiator, storage, feature fireplace and laminate flooring.

## Dining Room 18' 8" x 13' 5" ( 5.69m x 4.09m )

Side aspect double glazed window, radiator, storage cupboard, log burner and stairs to landing.

## Kitchen 12' x 9' 11" ( 3.66m x 3.02m )

Side aspect double glazed window, wall and base units, work surfaces with sink and drainer, electric induction hob, tiling and laminate flooring.

## Utility Room

doors to bathroom and kitchen, side aspect door, radiator and space for washing machine and tumble dryer.

## Landing

Doors leading to bedrooms and w/c.

## Bedroom One 13' 5" x 12' ( 4.09m x 3.66m )

Front aspect double glazed window, radiator and fitted wardrobe.

## Bedroom Two 12' 6" x 10' 4" ( 3.81m x 3.15m )

Side aspect double glazed window, radiator and fitted wardrobe.

## Bedroom Three 12' x 10' ( 3.66m x 3.05m )

Side aspect double glazed window and radiator.

## Downstairs Bathroom

Rear aspect double glazed window, free standing bath, walk in shower, w/c and wash hand basin.

## Upstairs W/C

Side aspect double glazed window, w/c and wash hand basin.

## Front Garden

Block paved driveway

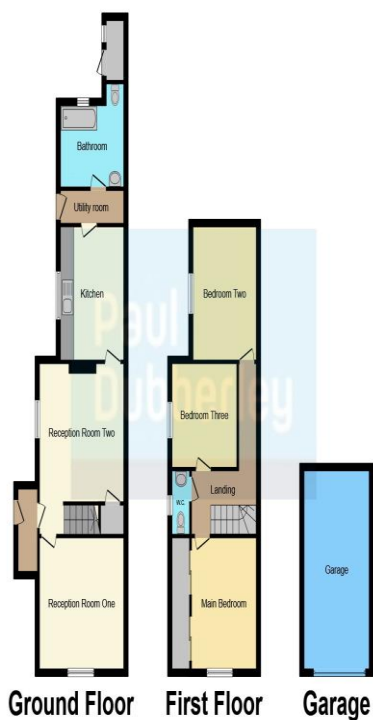
## Rear Garden

Patio area, gates leading to lawn area, shrub borders and fish pond.

## Garage 18' 4" x 9' ( 5.59m x 2.74m )

Detached garage, up and over door, door to garden, window, power and lighting.





To view this property please contact Paul Dubberley on

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Property Ref: PWE103819 - 0008

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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