

for sale

£315,000 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

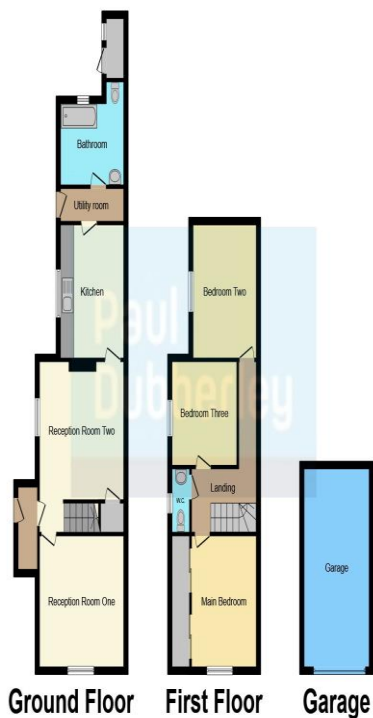
Rear Garden

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 - 0012

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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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