

for sale

offers in the region of **£280,000** Freehold



**St. Marys Road Wednesbury WS10 9DL**

**\*\*FOUR BEDROOM SEMI DETACHED SPACIOUS FAMILY HOME\*\*NO CHAIN.** Located in a popular area of Wednesbury close to local shops, schools and amenities. We would recommend internal viewings to appreciate the accommodation we have on offer.



# Property Details

**Lounge** 26' 5" x 12' 9" ( 8.05m x 3.89m )

Front aspect double glazed bay window, x 2 electric fires, rear patio doors and x 2 radiators.

**Kitchen** 7' 8" x 15' 8" ( 2.34m x 4.78m )

Fitted Kitchen. Side aspect double glazed window, x 2 radiators, wall mounted cupboards, sink and drainer.

**Landing**

Side aspect double glazed window and doors to bedrooms and bathroom.

**Bedroom One** 11' x 11' 4" ( 3.35m x 3.45m )

Front aspect double glazed window, radiator and x 2 built in wardrobes.

**Bedroom Two** 15' 10" x 7' 4" ( 4.83m x 2.24m )

x 2 front aspect double glazed windows, x 2 radiators and door to landing.

**Bedroom Three** 10' 8" x 11' 4" ( 3.25m x 3.45m )

Rear aspect double glazed window, radiator and built in storage.

**Bedroom Four** 7' 2" x 8' 2" ( 2.18m x 2.49m )

Rear aspect double glazed window and radiator.

**Bathroom**

Rear aspect double glazed window, walk in shower, tiled walls, mirror wall cupboard, wash hand basin and w/c.

**Front Garden**

**Rear Garden**

**Garage** 10' 5" x 16' 7" ( 3.17m x 5.05m )

Located at the back of the property.

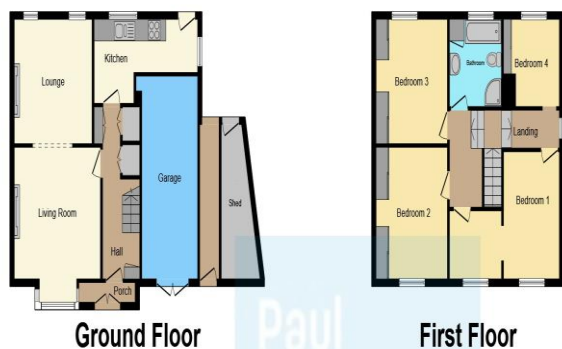
**Garage** 17' 10" x 7' 1" ( 5.44m x 2.16m )

Located at the front of property.

**Outhouse** 14' 5" x 5' 8" ( 4.39m x 1.73m )







**Outbuilding**

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:** Awaited

Property Ref: PWE103450 - 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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