

for sale

offers in the region of **£450,000** Freehold



Birmingham Road WALSALL WS5 3AA

****FIVE BEDROOMS, THREE BATHROOMS!! RECOMMEND INTERNAL VIEWINGS.** Tradition style semi detached family home, situated on the popular Birmingham Road near local schools, shops, bus and rail network and in reach of Junction 7 of the M6.



Property Details

Entrance Porch

Front aspect doors and door to hall.

Entrance Hall

Side aspect double glazed window and stairs to landing. Doors off too:

Living Room 17' max x 13' 3" + bay (5.18m max x 4.04m + bay)

Front aspect bay window, radiator, stripped wood flooring and feature fire place.

Dining Room 13' 3" x 12' 5" max (4.04m x 3.78m max)

Rear aspect double glazed window, fire place with electric fire and door leading to:

Lounge 13' 2" x 12' (4.01m x 3.66m)

Log burner and walk-in bay window with french doors to the garden.

Kitchen 21' x 7' 9" (6.40m x 2.36m)

Wall and base units, 5 ring hob with separate oven, integrated dish washer, double oven and microwave. Belfast sink, integrated fridge freezer, opening to conservatory and doors to shower room.

Utility Room 8' 4" x 5' 1" (2.54m x 1.55m)

Wall and base units, sky light, tile flooring, sink and drainer.

Conservatory 14' 4" x 9' 7" (4.37m x 2.92m)

Double glazed doors to garden.

Downstairs Shower Room

Walk in shower, low level w/c, wash basin and vanity unit, extractor fan and tiled walls.

Bedroom Five (ground Floor) 13' 2" x 11' 6" (4.01m x 3.51m)

Rear aspect double glazed french doors and wood flooring.

Landing

Doors to bedrooms and bathroom.

Bedroom One 14' 2" x 13' 3" (4.32m x 4.04m)

Front aspect double glazed bay window.

Ensuite

Walk in shower, wash basin and radiator.

Bedroom Two 13' 2" x 12' (4.01m x 3.66m)

Rear aspect double glazed window.

Bedroom Three 13' 4" x 9' 3" (4.06m x 2.82m)

Rear aspect double glazed window and radiator

Bedroom Four 11' 2" x 9' 7" (3.40m x 2.92m)

Rear aspect double glazed window.

Bathroom

Side aspect double glazed window, low level w/c, panel bath and wash basin.

Front Garden

Paved driveway providing off road parking, lawn area with three and shrub borders.

Rear Garden

Patio area with brick retaining wall, lawn area with shrub borders.

Garage

Side garage with metal up and over door.





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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Property Ref: PWE103296 - 0010

Tenure:Freehold EPC Rating: D

Council Tax Band: E

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