

for sale

offers in excess of **£250,000** Freehold



Backstone Lane Wednesbury WS10 8WE

**** WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY**** Located in a popular area of Wednesbury! Property is being sold chain free and would be an ideal purchase for a first time buyer, family purchaser or investor. We recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Entrance Hall

Door to guest w/c, door to kitchen/living room and stairs to landing.

Guest W/C

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

Kitchen/Living Room 12' 6" x 32' 2" (3.81m x 9.80m)

Rear and side aspect window, radiator, fitted wall and base units, stainless steel sink and drainer, electric oven, gas hob with extractor over.

Landing

Door to bathroom and bedroom two and three.

Bedroom Two 12' 6" x 9' 8" (3.81m x 2.95m)

Rear aspect double glazed window and radiator.

Bedroom Three 6' 6" x 11' (1.98m x 3.35m)

Front aspect double glazed window and radiator.

Family Bathroom

Side aspect window, bath, heated towel rail, sink with vanity unit and part tiled walls.

Bedroom One 12' 6" x 25' 4" (3.81m x 7.72m)

2 x front aspect windows, radiator and door to en suite.

En Suite

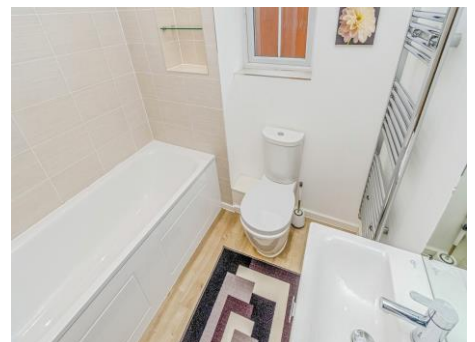
Shower cubicle, w/c, wash hand basin and rear aspect window.

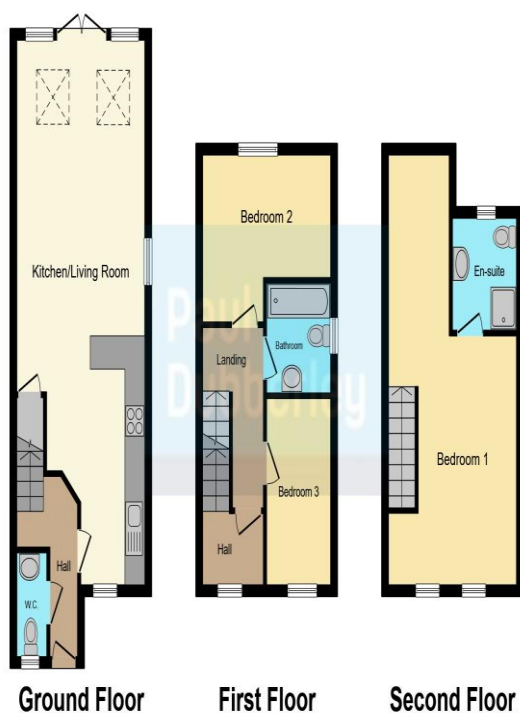
Front Garden

Paved and lawn area, driveway to side.

Rear Garden

Patio and lawn area.





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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PWE103836 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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