

for sale

offers in the region of **£150,000** Freehold



Waverley Road WEDNESBURY WS10 8ED

****THREE BEDROOM TERRACED FAMILY HOME** IDEAL FAMILY PURCHASE!**
Located in Wednesbury (Darlaston) close to local shops and amenities. Internal viewings are recommended to appreciate the accommodation we have to offer.



Property Details

Lounge 13' 1" into bay x 11' 9" into recess (3.99m into bay x 3.58m into recess)

Front aspect double glazed window, radiator, doors to understairs storage cupboard and door to kitchen.

Kitchen Diner 11' 9" into recess x 11' 9" into recess (3.58m into recess x 3.58m into recess)

Rear aspect double glazed window, fitted kitchen with a range of wall and base units, stainless steel sink and drainer, electric and gas cooker point with overhead cooker hood, radiator, door to utility room and door to stairs.

Utility Room 8' x 6' (2.44m x 1.83m)

Side aspect double glazed door, side aspect double glazed window, plumbing, radiator, wall mounted central heating boiler and door to bathroom.

Ground Floor Bathroom

Side aspect double glazed window, shower cubicle, low level w/c, wash hand basin and radiator.

Landing

Doors to bedrooms.

Bedroom One 11' 9" into recess x 12' (3.58m into recess x 3.66m)

Rear aspect double glazed window and radiator.

Bedroom Two 10' 9" into recess x 7' 8" (3.28m into recess x 2.34m)

Front aspect double glazed window, storage cupboard, loft access and radiator.

Bedroom Three 7' 7" x 7' 1" (2.31m x 2.16m)

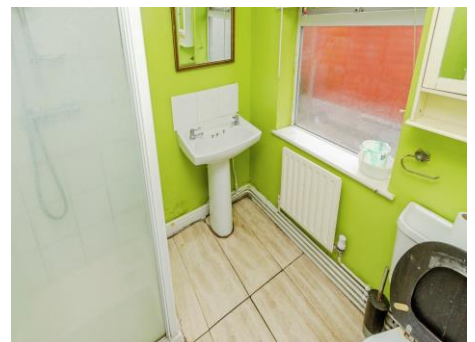
Front aspect double glazed window and radiator.

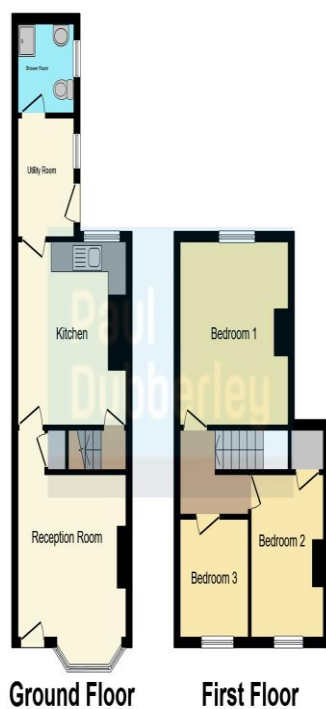
Front Garden

Gated access to frontage.

Rear Garden

Patio and lawn area.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE103752 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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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