

for sale

offers in the region of **£190,000** Freehold



Birmingham Street Wednesbury WS10 9JQ

**** TWO BEDROOM PERIOD PROPERTY**** Offers no upward chain and ideal for the first time buyer. This property offers spacious living accommodation and Internal viewings are highly recommended.



Property Details

Entrance Hall

Front aspect door into lounge.

Through Lounge 29' 5" x 11' 5" (8.97m x 3.48m)

Front and rear aspect double glazed windows, fire surround, 2 x radiator, stairs to landing and door to kitchen.

Modern Refitted Kitchen 17' 7" x 4' 9" (5.36m x 1.45m)

Modern range of wall and base units with wooden work surfaces, inset sink and drainer. Side aspect double glazed window and doors to garden, door to bathroom and newly fitted boiler. Space and plumbing for washing machine and fridge freezer, wood effect vinyl flooring, radiator, 4 ring gas hob with extractor over and electric oven.

Landing

Doors to bedrooms

Bedroom One 13' 4" x 11' 5" (4.06m x 3.48m)

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

Bedroom Two 11' 5" max x 12' 4" (3.48m max x 3.76m)

Front aspect double glazed window, radiator, built in storage closet with loft access.

Ground Floor Bathroom

Newly fitted bath with shower over, wash hand basin in vanity, low level w/c, heated towel rail, fully tiled walls and flooring, glass shower screen and side aspect double glazed window.

Front Garden

Brick retaining wall and gate to property.

Rear Garden

Side paved area with gate leading to lawn area and communal gated access.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE103913 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: A

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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