

for sale

offers in the region of **£325,000** Freehold



Woden Road South Wednesbury WS10 0BS

****Beautifully presented three bedroom semi detached family home**** Located in Wednesbury Close to local shops, schools and amenities. Property over looks the local park and lake and is ideal for a family purchaser. We recommend internal viewings to appreciate the accommodation we have to offer.



Property Details

Porch

Front aspect double glazed windows and door to entrance hall.

Entrance Hall

Stairs to landing and doors to lounge and kitchen.

Lounge 14' 9" x 22' (4.50m x 6.71m)

Front aspect double glazed bow window, radiator, rear patio doors to conservatory.

Kitchen 10' 9" x 12' 4" (3.28m x 3.76m)

Rear aspect double glazed window, tiled flooring, base units with granite work surfaces over, stainless steel sink and drainer.

Utility Room 8' 2" x 9' 1" (2.49m x 2.77m)

Rear aspect double glazed window, wall and base units, space for washing machine and tumble dryer.

Conservatory

Dual aspect windows and electric radiator.

Landing

Doors to shower room and bedrooms.

Bedroom One 13' 5" x 10' 6" (4.09m x 3.20m)

Front aspect double glazed window and radiator.

Bedroom Two 10' 3" x 10' 9" (3.12m x 3.28m)

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

Bedroom Three 10' 7" x 9' 2" (3.23m x 2.79m)

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

Shower Room

Walk in shower, radiator, towel rail, wash hand basin and rear aspect double glazed window.

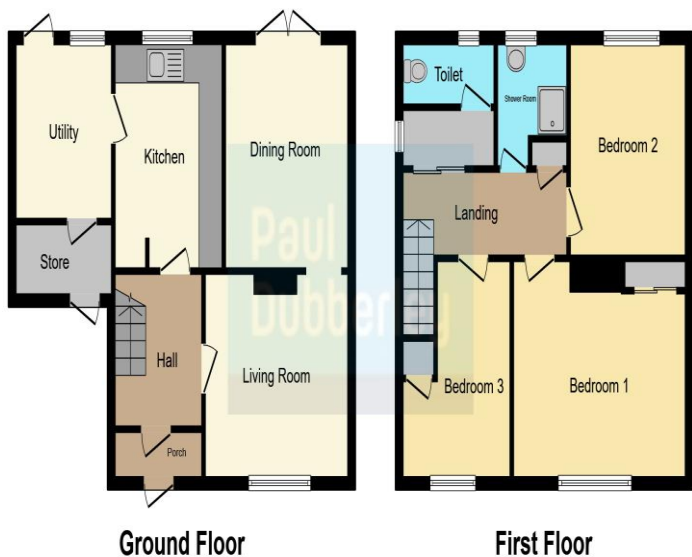
Front Garden

Block paved driveway with gated access.

Rear Garden

Beautifully presented rear garden with patio and lawn area. Built in pond with a walk over bridge.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE103908 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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

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