

for sale

offers over **£180,000** Freehold



## Waverley Road Wednesbury WS10 8ED

**\*\*BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACED PROPERTY\*\*** Located in Wednesbury (Darlaston) close to local shops and amenities. Fully renovated with no extra work needed! Internal viewings are recommended to appreciate the accommodation we have to offer.



# Property Details

**Lounge** 12' 3" x 12' ( 3.73m x 3.66m )

Rear aspect double glazed window, laminate floor, log burner and radiator.

**Dining Room** 11' 9" x 10' 9" ( 3.58m x 3.28m )

Front aspect double glazed window, laminate flooring and radiator.

**Kitchen** 16' 2" x 8' 4" ( 4.93m x 2.54m )

Side aspect double glazed window, tiled flooring, part tiled walls, wall and base units, sink and drainer and boiler. Door to downstairs bathroom.

**Landing**

**Bedroom One** 12' 1" x 9' 4" ( 3.68m x 2.84m )

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

**En Suite**

Tiled flooring, walk in shower, rear aspect double glazed window and wash hand basin.

**Bedroom Two** 10' 9" x 10' 7" ( 3.28m x 3.23m )

Front aspect double glazed window and radiator.

**Family Bathroom**

Side aspect double glazed window, tiled walls and flooring, w/c, wash hand basin, free standing bath and walk in shower.

**Front Garden**

Patio area, artificial lawn and outbuilding.

**Rear Garden**

**Outbuilding** 15' 9" x 12' 5" ( 4.80m x 3.78m )







To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

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Property Ref: PWE103871 - 0007

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](http://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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