

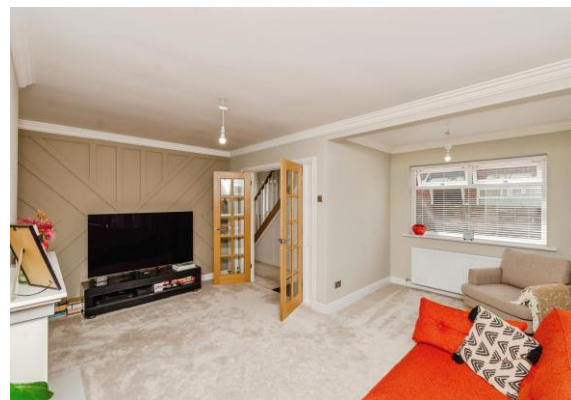
for sale

offers over **£375,000** Freehold



Hobs Road Wednesbury WS10 9BD

****BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME**** Located in Wednesbury close to local shops, schools, amenities and transport links. Ideal family purchase! We recommend internal viewings to appreciate this modernised property we have to offer.



Property Details

Access Via

Side aspect front door.

Entrance Hall

Radiator and understairs storage.

Guest W/C

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

Lounge 17' 5" x 16' 4" (5.31m x 4.98m)

Side and front aspect double glazed window, radiator and fire surround gas fire.

Kitchen/Dining Room 10' 8" x 19' 9" (3.25m x 6.02m)

Rear aspect double glazed bi fold doors into garden, under floor heating, 2 x sky lights, wall and base units, sink and drainer, integrated dish washer, splash back tile, gas hob and extractor over and tiled flooring.

Utility Room

Boiler, white goods space.

Landing

Side aspect double glazed window, doors to bedrooms and family bathroom.

Bedroom One (second Floor) 11' 4" x 20' 3" (3.45m x 6.17m)

Front aspect double glazed window, rear aspect double glazed patio doors leading to balcony, radiator, built in wardrobes and door to en suite.

En Suite

Rear aspect double glazed window, under floor heating, wash hand basin with vanity unit, w/c, shower cubicle, tiled walls and flooring.

Bedroom Two 10' 2" x 12' 9" (3.10m x 3.89m)

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

Bedroom Three 10' 9" x 13' 1" (3.28m x 3.99m)

Rear aspect double glazed window and radiator.

Bedroom Four 7' 2" x 7' 9" (2.18m x 2.36m)

Front aspect double glazed window and radiator.

Family Bathroom

Rear aspect double glazed window, tiled walls, tiled flooring and underfloor heating. w/c, bath with over head shower and heated towel rail.

Front Garden

Block paved driveway.

Rear Garden

Patio area, lawn area and decking with canopy over.

Garage

Door to side and 2 x side aspect window, power and lighting.

Special Features

Solar panels.





To view this property please contact Paul Dubberley on

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97 Walsall Street
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Property Ref: PWE103875 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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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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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