

for sale

offers in the region of **£210,000** Freehold



Curtin Drive Wednesbury WS10 8RJ

****THREE BEDROOM SEMI DETACHED PROPERTY**** Ideal for family for purchaser or investor. Located in Wednesbury (Moxley). Close to local shops, local school and amenities. Internal viewings are recommended to appreciate the accommodation on offer.



Property Details

Entrance Hall

Door to lounge and stairs to landing.

Lounge 13' 1" x 14' 5" (3.99m x 4.39m)

Front aspect window, fire with surround and radiator.

Kitchen/Dining Area 16' 4" x 9' 8" (4.98m x 2.95m)

Side aspect window and rear aspect door to garden. Base units, radiator, fitted cooker with 4 ring gas hob and sink and drainer.

Guest W/C

Rear aspect window and w/c.

Utility Room 9' 1" x 9' 5" (2.77m x 2.87m)

Space for appliances and door to w/c.

Landing

Doors to shower room and bedrooms.

Bedroom One 10' 1" x 13' 4" (3.07m x 4.06m)

Front aspect window and radiator.

Bedroom Two 10' 1" x 11' 1" (3.07m x 3.38m)

Rear aspect window and radiator.

Bedroom Three 6' 5" x 10' 1" (1.96m x 3.07m)

Side aspect window and boiler,

Shower Room

Rear and side aspect window, walk in shower, wash hand basin with vanity unit, w/c and tiled walls.

Front Garden

Block paved driveway, lawn area, brick retaining wall and shrub borders.

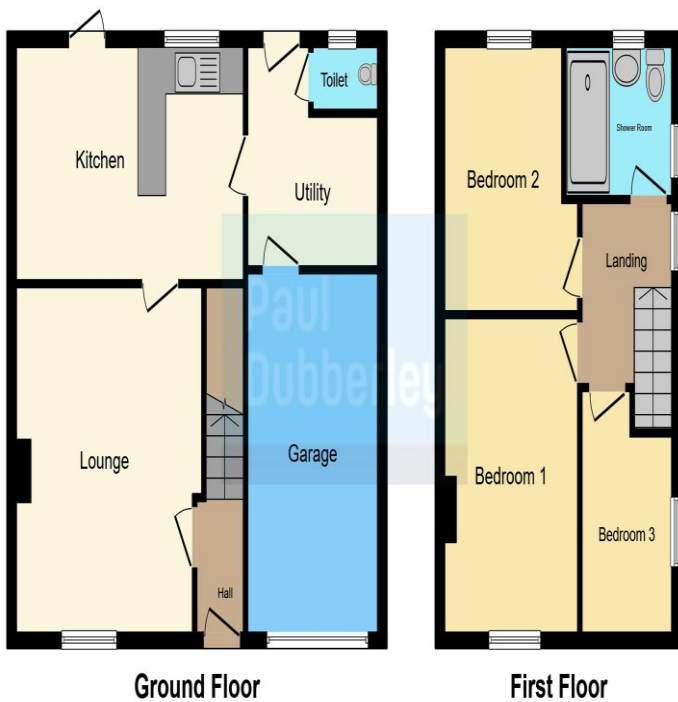
Rear Garden

Lawn and patio area.

Garage 9' 2" x 15' 4" (2.79m x 4.67m)

up and over door.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE103922 - 0003

Tenure:Freehold EPC Rating: Awaited

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.

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