

for sale

offers over **£350,000** Freehold



Puddlers Grove Wednesbury WS10 7TE

****BEAUTIFULLY PRESENTED MODERN FOUR BEDROOM DETACHED PROPERTY**** Located in a popular area of Wednesbury (Darlaston) close to local shops, local schools and amenities! WE RECOMMENDED INTERNAL VIEWINGS ON THIS PROPERTY TO APPRECIATE THE ACCOMMODATION WE HAVE ON OFFER.

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Property Details

Entrance Hall

Front aspect double glazed window, doors to w/c and kitchen/dining room

Kitchen/Dining Room 6' 4" x 23' 9" max (1.93m x 7.24m max)

Front aspect double glazed window, wall and base units, built in island with storage, integrated cooker, gas hob with extractor over, radiator, sink and drainer.

Living Room 20' 1" max x 12' 1" max (6.12m max x 3.68m max)

Rear aspect double glazed window, rear aspect double glazed bi fold doors and sky light.

Snug 7' 8" x 15' 1" (2.34m x 4.60m)

Front aspect double glazed window and door to rear.

Landing

Doors to bedroom 2, 3 and 4. door to bathroom and stairs to bedroom 1 and en suite.

Bedroom Two 11' 3" x 13' 1" (3.43m x 3.99m)

Rear aspect double glazed window, fitted wardrobes, radiator and door to en suite.

En Suite

Shower cubicle, w/c and wash hand basin.

Bedroom Three 8' 5" x 12' 8" (2.57m x 3.86m)

Rear aspect double glazed window and radiator.

Bedroom Four 10' 2" x 7' 2" (3.10m x 2.18m)

Front aspect double glazed window and radiator.

Family Bathroom

Front aspect double glazed window, part tiled walls, w/c, wash hand basin with vanity unit, L Shaped bath with shower screen and shower over.

Bedroom One 13' 4" x 17' 4" max (4.06m x 5.28m max)

Rear aspect double glazed window, radiator and door to en suite.

En Suite

Rear aspect double glazed window, w/c, wash hand basin with vanity unit and walk in shower,

Front Garden

Driveway to side, artificial lawn area and steps to front door.

Rear Garden

Artificial lawn area, patio area and brick retaining wall.





To view this property please contact Paul Dubberley on

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Property Ref: PWE103972 - 0004

Tenure: Freehold EPC Rating: Awaited

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

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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