

for sale

offers over **£170,000** Freehold



Dangerfield Lane Wednesbury WS10 7RU

Paul Dubberley are pleased to market for sale this two bedroom semi detached property in Wednesbury, perfect starter home, downsize or investment property!



Property Details

Entrance Hallway

Front aspect double glazed entrance door, door to lounge and stairs leading to landing.

Lounge 11' 2" x 16' (3.40m x 4.88m)

Front aspect double glazed door, carpeted flooring, ceiling lightpoint, radiator and door to kitchen.

Kitchen 11' 1" x 7' 3" (3.38m x 2.21m)

Rear aspect double glazed window, a range of wall, base and drawer units with laminate worktops over, tiled flooring and part tiled walls, gas hob, electric oven, sink with drainer, plumbing for utilities, space for appliances, ceiling light point, radiator, understairs storage cupboard and double glazed door leading to the rear garden.

Guest W/C

Accessible from the garden from a double glazed entrance door. w/c, ceiling point and radiator.

Landing

Doors leading to bedrooms and bathroom.

Bedroom One 12' 8" x 11' 3" (3.86m x 3.43m)

Front aspect double glazed window, carpeted flooring, ceiling light point, radiator and storage cupboard.

Bedroom Two 8' 3" x 9' 10" (2.51m x 3.00m)

Rear aspect double glazed window, carpeted flooring, ceiling light point and radiator.

Bedroom

Rear aspect double glazed window, tiled flooring and part tiled walls, bath with shower over, wash hand basin with vanity unit, w/c, ceiling light point and radiator.

Front Garden

brick paved driveway providing off road parking for multiple cars.

Rear Garden

Block paved patio, lawn, side access and access to guest w/c and storage shed.

Agents Note

Please note, the vendor has made us aware there is a mining entry within 20 metres of the property boundary, please contact the branch for further information.





To view this property please contact Paul Dubberley on

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Property Ref: PWE103604 - 0006

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

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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