

for sale

offers in excess of **£340,000** Freehold



## Basalt Lane Wednesbury WS10 8WF

**\*\*THREE BEDROOM DETACHED FAMILY HOME OVERLOOKING THE LAKE\*\***

Located in a popular area of Wednesbury close to local shops, schools and amenities! We recommend internal viewing to appreciate the accommodation we have to offer.



# Property Details

## Entrance Hall

Doors to lounge, guest w/c and kitchen. Stairs to landing.

## Guest W/C

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

## Lounge

13' 2" into bay x 14' 8" ( 4.01m into bay x 4.47m )

Front aspect double glazed window, side aspect bay double glazed window and radiator.

## Kitchen

17' 4" x 11' 2" ( 5.28m x 3.40m )

Rear aspect patio doors, skylights, laminated floor.

## Landing

Rear aspect double glazed window and doors to bedrooms and bathroom.

## Bedroom One

15' 6" x 9' 3" ( 4.72m x 2.82m )

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

## En Suite

Rear aspect double glazed window, walk in shower, w/c, wash hand basin and heated towel rail.

## Bedroom Two

10' 5" x 9' 9" ( 3.17m x 2.97m )

Front aspect double glazed window and radiator.

## Bedroom Three

9' 9" x 8' 1" ( 2.97m x 2.46m )

Rear aspect double glazed window, side aspect double glazed window and radiator.

## Family Bathroom

Front aspect double glazed window, wash hand basin, w/c, bath with shower over.

## Front Garden

Driveway and lawn area with shrub borders.

## Rear Garden

Lawn and patio area

## Outbuilding

18' 9" x 9' ( 5.71m x 2.74m )

Up and over door and boiler.







To view this property please contact Paul Dubberley on

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Property Ref: PWE103986 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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)

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