

for sale

offers over **£220,000** Freehold



Delville Road Wednesbury WS10 9EA

****THREE BEDROOM END TERRACED PROPERTY**** Located in a popular area of Wednesbury! close to local shops and amenities. ideal family or investment purchase. we recommend internal viewings to appreciate the accommodation we have to offer



Property Details

Entrance Hall

Doors to lounge and kitchen

Downstairs W/C

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

Lounge 11' 8" x 18' 4" max (3.56m x 5.59m max)

Front aspect double glazed window, rear aspect double glazed patio doors to garden and radiator.

Kitchen 9' 8" x 11' 8" (2.95m x 3.56m)

Front aspect double glazed window, wall and base units, space for double cooker, extractor over, space for washing machine and part tiled walls.

Landing

Doors to bedrooms and bathroom

Bedroom One 9' 8" x 19' (2.95m x 5.79m)

Front aspect double glazed window and radiator.

Bedroom Two 11' 8" x 12' 1" (3.56m x 3.68m)

Front aspect double glazed window and radiator.

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

Rear aspect double glazed window and radiator.

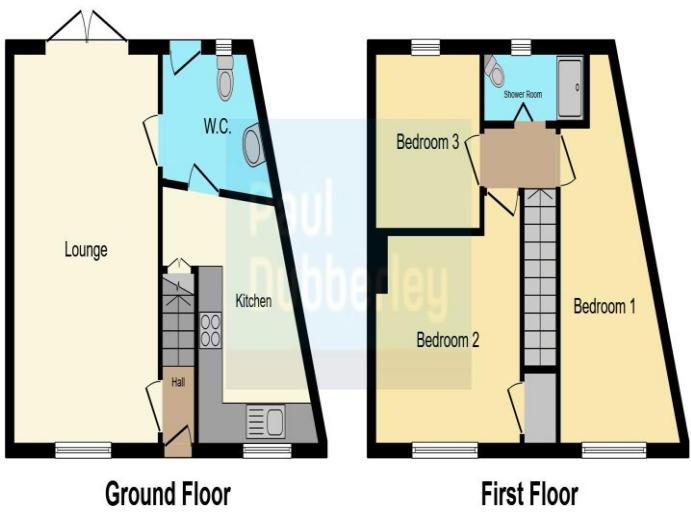
Front Garden

Gravel area and shrub boarders

Rear Garden

Patio area, lawn area with shrub boarders and decking.





To view this property please contact Paul Dubberley on

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**97 Walsall Street
 WEDNESBURY WS10 9BY**

Property Ref: PWE103923 - 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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