

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.

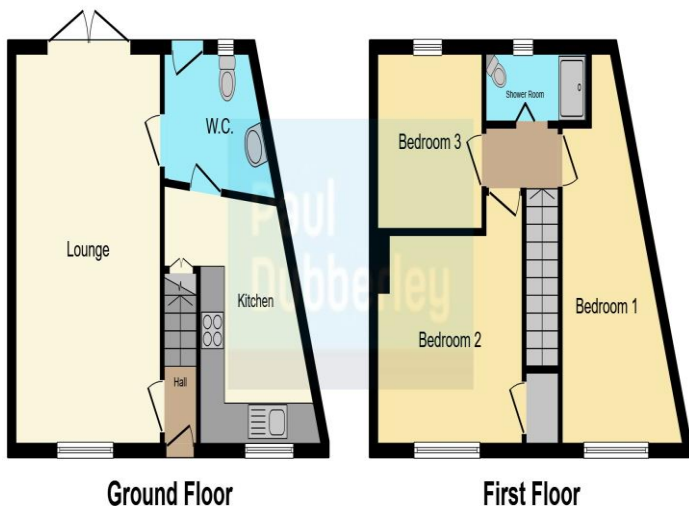
## Front Garden

Gravel area and shrub borders

## Rear Garden

Patio area, lawn area with shrub borders and decking.





To view this property please contact Paul Dubberley on

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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](http://www.focalagent.com)

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