

**for sale**

offers over **£210,000** Freehold



**The Furlong Wednesbury WS10 9TT**

**\*\*MODERN THREE BEDROOM END TERRACED PROPERTY\*\*** Located in a popular area of Wednesbury close to local shops, schools and amenities! Highly recommend internal viewings on the property to appreciate the accommodation we have on offer.



# Property Details

## Entrance Hall

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

## Guest W/C

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

## Lounge 13' 9" x 15' 5" ( 4.19m x 4.70m )

Rear aspect double glazed windows, double glazed patio doors leading to garden, radiator and carpeted floor.

## Kitchen 7' 2" x 9' 8" ( 2.18m x 2.95m )

Front aspect double glazed window, sink and drainer, wall and base units, integrated cooker, 4 ring gas hob with extractor over, radiator and tiled flooring.

## Landing

Doors to bedrooms and bathroom.

## Bedroom One 13' 9" max x 12' 4" max ( 4.19m max x 3.76m max )

2 x front aspect double glazed windows, walk in wardrobe and radiator.

## Bedroom Two 7' x 7' 10" max ( 2.13m x 2.39m max )

Rear aspect double glazed window and radiator.

## Bedroom Three 6' 7" x 9' 2" ( 2.01m x 2.79m )

Rear aspect double glazed window and radiator.

## Bathroom

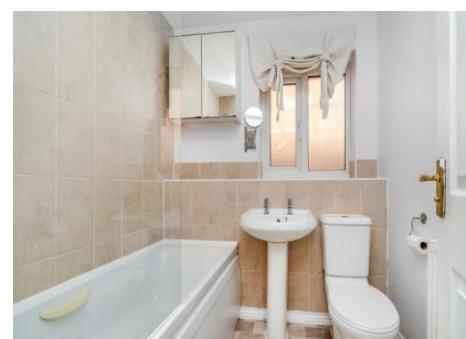
Side aspect double glazed window, bath with shower screen and shower over, w/c. wash hand basin.

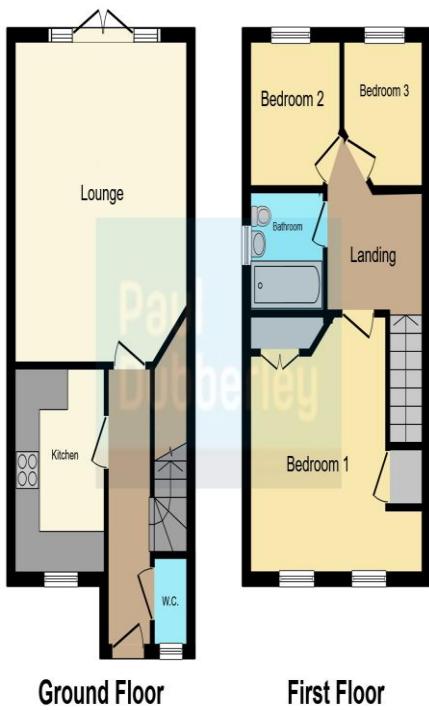
## Rear Garden

Lawn and patio area.

## Agents Notes

Service charge of £216.06 per annum.





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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To view this property please contact Paul Dubberley on

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Property Ref: PWE103721 - 0011

Tenure:Freehold EPC Rating: C

Council Tax Band: C