

for sale

offers over **£440,000** Freehold



Brunswick Gardens Wednesbury WS10 9UB

****FULLY REFURBED FOUR BEDROOM DETACHED FAMILY HOME**** Located in a popular area of Wednesbury! Close to local shops, schools and amenities. This property is very spacious and would be an ideal family purchase. We recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Entrance Porch

Front aspect double glazed window and front aspect door.

Entrance Hall

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

Lounge 10' 4" x 15' 9" (3.15m x 4.80m)

Front aspect double glazed window, fireplace and radiator.

Dining Room 9' 3" max x 11' 4" (2.82m max x 3.45m)

Rear aspect double glazed double doors to rear.

Downstairs W/C

Wash hand basin and w/c.

Store 8' 5" max x 10' 7" max (2.57m max x 3.23m max)

Side aspect door.

Kitchen 16' 1" x 9' 4" max (4.90m x 2.84m max)

Rear aspect double glazed window, wall and base units, space for appliances, sink and drainer, tiled flooring, integrated cooker, 4 ring hob with extractor over.

Utility Room 8' 5" max x 7' 2" (2.57m max x 2.18m)

Front aspect double glazed window, sink and drainer and space for appliances.

Conservatory 13' 4" x 11' 3" (4.06m x 3.43m)

Dual aspect double glazed windows and door to rear garden.

Landing

Front aspect double glazed window, doors to bedrooms, bathroom and w/c.

Bedroom One 10' 8" x 12' 5" max (3.25m x 3.78m max)

Rear aspect double glazed window, radiator and door to en suite.

En Suite

Rear aspect double glazed window, heated towel rail, tiled walls and flooring, wash hand basin, w/c, shower cubicle.

Bedroom Two 10' 7" max x 12' 6" (3.23m max x 3.81m)

Front aspect double glazed window, radiator and fireplace.

Bedroom Three 9' 3" x 9' 5" max (2.82m x 2.87m max)

Rear aspect double glazed window and radiator.

Bedroom Four 8' 5" max x 7' 2" max (2.57m max x 2.18m max)

Front aspect double glazed window and radiator.

Family Bathroom

Side aspect double glazed window, tiled walls and tiled flooring, wash hand basin with storage draw and whirlpool bath with shower over

W/C

w/c

Front Garden

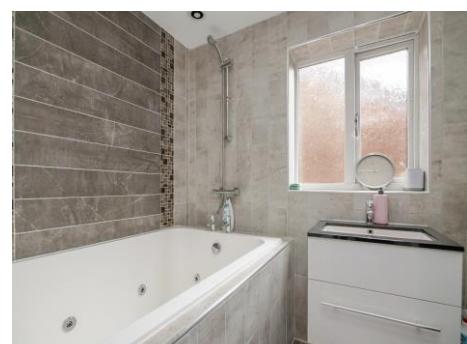
Spacious block paved driveway. Drive is secure with gate and also with bollards (3 Bollards recently installed)

Rear Garden

Decking, patio and lawn area.

Additional Notes

All the camera fittings includes camera & Alarm fitting, security sensors and doorbell.





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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
WEDNESBURY WS10 9BY

Property Ref: PWE103260 - 0009

Tenure: Freehold EPC Rating: D

Council Tax Band: E