

for sale

offers in the region of **£290,000** Freehold



Crew Road Wednesbury WS10 9QG

****FOUR BEDROOM SEMI DETACHED PROPERTY**** Located in a popular area of Wednesbury close to local schools and amenities. We would recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Entrance Hall

Front aspect window and stairs to landing.

Lounge 27' 5" x 13' 1" (8.36m x 3.99m)

Double doors to conservatory, radiator, fire place and opening to kitchen/dining room.

Dining Room/Kitchen 20' 6" x 12' 7" (6.25m x 3.84m)

Front aspect double glazed window, tiled flooring, fireplace, radiator, sink and drainer, base units and space for appliances.

Conservatory 18' x 9' 8" (5.49m x 2.95m)

Double doors to rear.

Gym Room 9' 1" x 7' 2" (2.77m x 2.18m)

Double doors to rear, side aspect double glazed window and tiled flooring.

Utility Room

Base units and space for appliances.

Downstairs Bathroom

Free standing bath, radiator and wash hand basin.

Downstairs Shower Room

Shower cubicle and w/c.

Landing

Doors to bedroom 1, 3 and 4 and stairs to bedroom 2.

Bedroom One 12' 1" x 12' 2" (3.68m x 3.71m)

Front aspect double glazed window, radiator and storage.

Bedroom Three 10' 9" x 11' 7" (3.28m x 3.53m)

Rear aspect double glazed window and radiator.

Bedroom Four 7' 9" x 9' (2.36m x 2.74m)

Rear aspect window and radiator.

Bedroom Two 11' 8" x 11' 1" (3.56m x 3.38m)

Located on the second floor. Front aspect double glazed window, storage and radiator.

Front Garden

Block paved driveway and stairs to front.

Rear Garden

Patio and lawn area.

Additional Notes

All windows and doors and newly fitted, boiler and radiators newly fitted, all electrics have been re done. Alarm system and cameras. Hive system





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104063 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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.

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