

for sale

offers in the region of **£400,000** Freehold



Church Hill Wednesbury WS10 9DG

****TRADITIONAL FIVE BEDROOM SPACIOUS PROPERTY**** Located in a popular area of Wednesbury. Comprises of Lounge, 3 x reception rooms, kitchen, five bedrooms, bathroom and ground floor shower, study/office and rear garden. We recommend internal viewings to appreciate this accommodation.



Property Details

Entrance Hall

Original tile flooring and x 2 radiators.

Lounge 17' 4" x 17' (5.28m x 5.18m)

Front aspect window, x 2 radiators, wood floor and marble fireplace surround.

Reception Room 13' 9" x 17' (4.19m x 5.18m)

Side aspect window, radiator, side aspect patio doors to garden and x 2 storage.

Kitchen/Diner 14' 2" max x 14' 8" (4.32m max x 4.47m)

Rear aspect window, marble fire place surround, fitted kitchen, hob, fitted cooker, partially tiled walls and white good space.

Kitchen/Utility 6' 9" x 13' 9" (2.06m x 4.19m)

Side aspect window, white good space, radiator, boiler and storage.

Landing

Side aspect window and radiator.

Bedroom One 14' 7" x 14' 3" (4.45m x 4.34m)

Side aspect window and radiator.

Bedroom Two 22' 1" x 11' 5" (6.73m x 3.48m)

Side aspect window, radiator and built in storage.

Bedroom Three 13' 9" x 12' 4" (4.19m x 3.76m)

Side aspect window and radiator.

Bedroom Four 10' 8" x 8' 7" (3.25m x 2.62m)

Side aspect window and radiator.

Bedroom Five 20' x 14' (6.10m x 4.27m)

Rear and side aspect windows, radiator and fireplace.

Bathroom

Side aspect window, bath, walk in shower, wash hand basin, w/c, storage cupboard.

Ground Floor Shower Room

Walk in shower, w/c, wash hand basin and heated towel rail.

Study/Office 14' 4" x 13' 8" (4.37m x 4.17m)

Side aspect window and storage.

Front Garden

Rear Garden

Agents Notes

Private Right of Way at the property and restriction on running a business.





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.

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: PWE102812 - 0007

Tenure:Freehold EPC Rating: E

Council Tax Band: D

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