

for sale

offers in excess of **£250,000** Freehold



Churchfields Road Wednesbury WS10 9DX

****THREE BEDROOM SEMI DETACHED PROPERTY**** Located in popular area of Wednesbury, close to local shops, schools and amenities. Internal viewings would be recommended to appreciate the accommodation we have on offer.



Property Details

Entrance Hall

Side aspect double glazed window and stairs to landing.

Living Room 11' 1" x 14' 1" (3.38m x 4.29m)

Rear aspect double glazed window, laminate flooring and fire surround.

Reception Room 11' 1" x 10' 1" (3.38m x 3.07m)

Front aspect double glazed bay window, fireplace and radiator.

Kitchen 6' 5" x 14' 4" (1.96m x 4.37m)

Rear aspect double glazed window, sink and drainer, partially tiled walls, fitted worktop, wall and cupboard storage and storage cupboard.

Landing

Side aspect double glazed window.

Bedroom One 11' 4" x 11' 4" (3.45m x 3.45m)

Rear aspect double glazed window and radiator.

Bedroom Two 9' 8" x 13' 1" (2.95m x 3.99m)

Front aspect double glazed window and radiator.

Bedroom Three 8' 2" x 8' 2" (2.49m x 2.49m)

Front aspect double glazed window and radiator.

Bathroom

Rear aspect double glazed window, w/c, bath and hand held shower, wash hand basin.

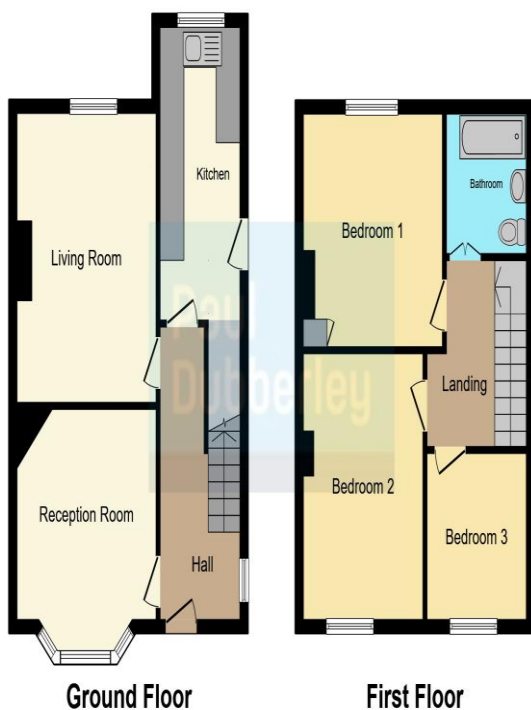
Front

Lawn area, driveway and access to garage

Rear Garden

Partial slabbing, room for property extension.





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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Property Ref: PWE103813 - 0003

Tenure:Freehold EPC Rating: Awaiting

Council Tax Band: B

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