

for sale

offers in the region of **£230,000** Freehold



College Close Wednesbury WS10 0BT

****WELL PRESENTED THREE BEDROOM TERRACED PROPERTY**** Located in Wednesbury in a quiet cul de sac and also offers no upward chain! internal viewings are recommended to appreciate the accommodation we have to offer.



Property Details

Entrance Porch

Side aspect double glazed window and double glazed door leading too:

Entrance Hall

Stairs to landing, storage cupboard, radiator, doors to guest w/c, lounge and kitchen.

Guest W/C

w/c, wash hand basin, splash back tiling and radiator.

Through Lounge Diner 10' 8" x 24' 6" max (3.25m x 7.47m max)

Front aspect double glazed window, 2 x radiators and rear aspect double glazed patio doors leading to garden.

Kitchen 10' 4" x 9' 2" (3.15m x 2.79m)

Rear aspect double glazed window, fitted wall and base units with work surfaces over, sink and drainer, splash back tiling, cooker hood, plumbing for washing machine and dishwasher and rear aspect double glazed door.

Landing

Storage cupboard, radiator, doors to bedrooms and bathroom.

Bedroom One 12' 5" x 10' 4" (3.78m x 3.15m)

Front aspect double glazed window, fitted wardrobes and radiator.

Bedroom Two 10' 4" x 11' 5" (3.15m x 3.48m)

Rear aspect double glazed window and radiator

Bedroom Three 8' 8" x 7' 2" (2.64m x 2.18m)

Front aspect double glazed window and radiator.

Bathroom

Rear aspect double glazed window, bath with shower over, heated towel rail, wash hand basin with vanity unit. w/c, airing cupboard, wall and floor tiling.

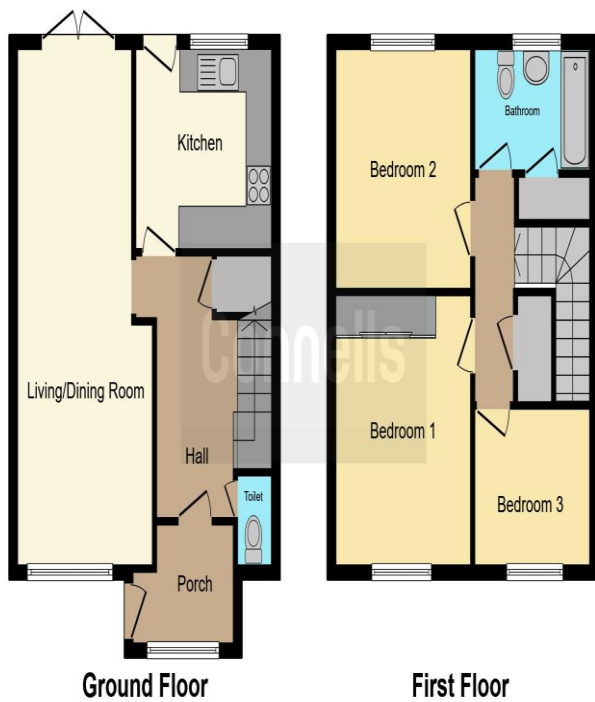
Front

Patio and graveled front with gates access.

Rear

Block paved patio, side access and door to brick built shed.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104092 - 0003

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.

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