

for sale

offers in the region of **£200,000** Freehold



Leabrook Road North Wednesbury WS10 7LY

**\*\*SPACIOUS THREE BEDROOM TERRACED PROPERTY\*\*** Located in Wednesbury close to local shops, schools and transport links, We recommend internal viewings to appreciate the accommodation we have on offer.



# Property Details

## Entrance Hall

Front aspect double glazed window and radiator.

## Lounge 13' x 12' 9" ( 3.96m x 3.89m )

Front aspect double glazed window, radiator, laminated flooring and fire surround.

## Kitchen 16' 6" x 8' 1" ( 5.03m x 2.46m )

Rear aspect double glazed window, part tiled walls, wall and base units, sink and drainer.

## Downstairs W/C

Rear aspect double glazed window, tiled flooring, radiator and w/c.

## Landing

Doors to bedrooms and bathroom.

## Bedroom One 12' 9" x 12' 7" ( 3.89m x 3.84m )

Front aspect double glazed window and radiator,

## Bedroom Two 9' 1" x 8' 5" ( 2.77m x 2.57m )

Rear aspect double glazed window and radiator.

## Bedroom Three 5' 9" x 8' 8" ( 1.75m x 2.64m )

Rear aspect double glazed window and radiator.

## Bathroom

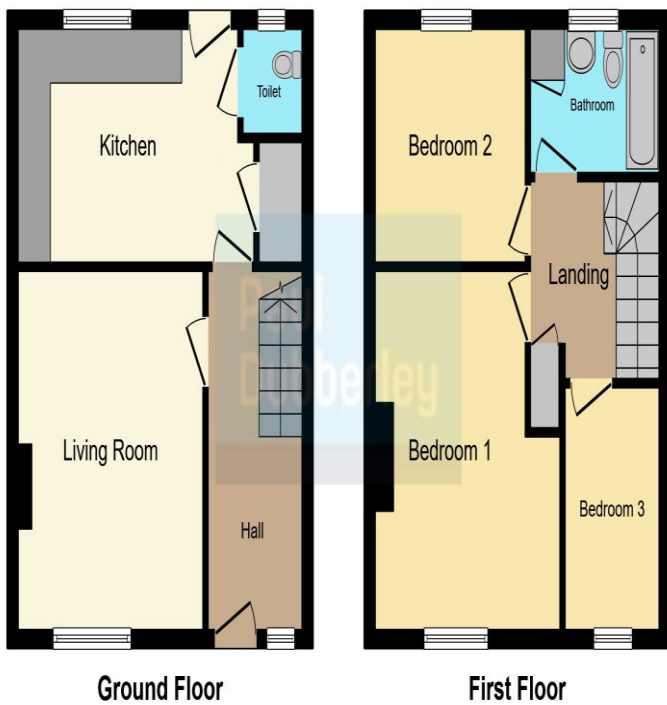
Rear aspect double glazed window, partially tiled walls, bath, w/c, wash hand basin with vanity unit and water tank cupboard.

## Front

Block paved driveway and gated access.







To view this property please contact Paul Dubberley on

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Property Ref: PWE104023 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

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](http://www.focalagent.com)

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