

for sale

offers in the region of **£190,000** 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.

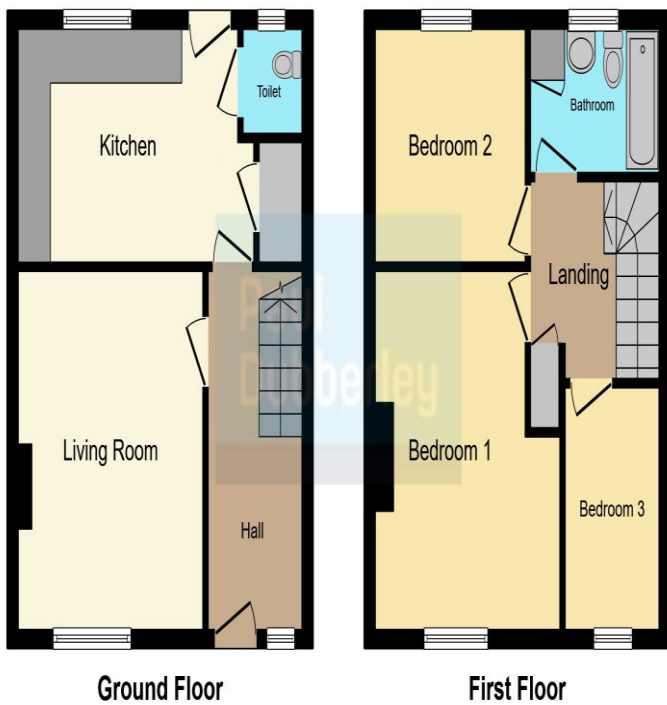
Bathroom

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

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104023 - 0005

Tenure: Freehold EPC Rating: E

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

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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk