

for sale

offers in excess of

£450,000 Freehold



John Wesley Way WEDNESBURY WS10 0BX

****SPACIOUS FIVE BEDROOM
DETACHED FAMILY HOME**** Located in a popular area of Wednesbury on quiet and friendly estate Close proximity to Tram line, railway station and M6 and M5 for commuters also close to local shops, schools and amenities!



Property Details

Entrance Hall

Stairs to landing, doors to lounge, kitchen and dining room.

Guest W/C

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

Lounge 11' x 19' 4" (3.35m x 5.89m)

Rear aspect double glazed doors to garden, front aspect double glazed window and fire surround.

Dining Room 11' 6" x 8' 4" (3.51m x 2.54m)

Front aspect double glazed window.

Kitchen 11' 6" x 10' 6" (3.51m x 3.20m)

Rear aspect double glazed window, sink and drainer, tiled floor, wall and base units, fitted cooker and four ring hob.

Utility Room 6' 9" x 8' 7" (2.06m x 2.62m)

Rear aspect door, base units and space for appliances.

Landing

Doors to Bedroom 1,2, 5 and bathroom.

Bedroom One 11' 2" x 12' 6" (3.40m x 3.81m)

Front and side aspect double glazed window and radiator.

En Suite

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

Bedroom Two 3' 6" x 12' 4" (1.07m x 3.76m)

Rear aspect double glazed window and radiator.

Bedroom Five 11' 9" x 6' 7" (3.58m x 2.01m)

Front aspect double glazed window, fitted wardrobes and radiator.

Bedroom Three 8' 6" x 11' 5" (2.59m x 3.48m)

Front aspect double glazed window and radiator.

Bedroom Four 8' 4" x 11' 5" (2.54m x 3.48m)

Front aspect double glazed window and radiator.

Shower Room

Shower cubicle, w/c, heated towel rail, wash hand basin with vanity, tiled walls and flooring.

Front Garden

Driveway and lawn area.

Rear Garden

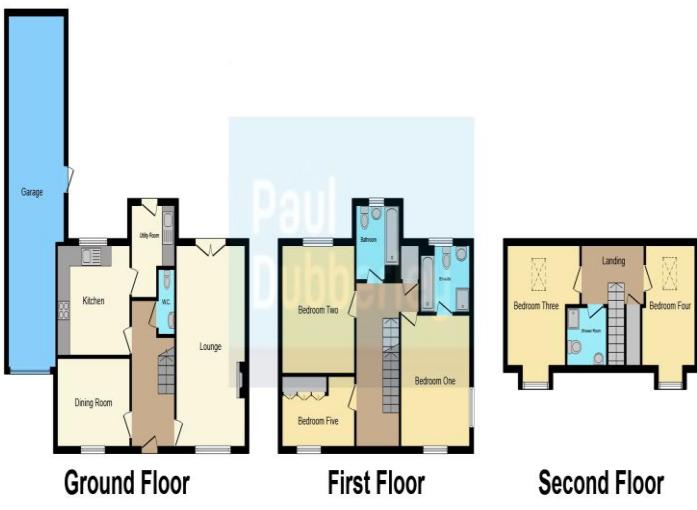
Lawn and patio area.

Garage 8' 9" x 33' 9" (2.67m x 10.29m)

Agents Notes

Management charge of £65 per annum (Approximately).





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

To view this property please contact Paul Dubberley on

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**97 Walsall Street
 WEDNESBURY WS10 9BY**

Property Ref: PWE103996 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: E

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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