

for sale

offers in the region of **£250,000** Freehold



Hales Road Wednesbury WS10 9BP

****THREE BEDROOM SEMI DETACHED HOME**** Ideal family purchase! Located in a popular area of Wednesbury close to local shops, schools and amenities. We recommend internal viewings to appreciate the accommodation we have to offer.



Property Details

Lounge 16' 7" x 11' 3" (5.05m x 3.43m)

2 x front aspect double glazed window and radiator.

Kitchen 9' 1" x 13' 5" (2.77m x 4.09m)

Side and rear aspect double glazed windows, wall and base units, sink and drainer, fitted cooker with hob and extractor over.

Ground Floor W/C

Rear aspect double glazed window, tiled floor and part tiled walls, w/c and wash hand basin.

Landing

Radiator, storage cupboard and loft hatch.

Bedroom One 13' 2" x 9' 2" (4.01m x 2.79m)

2 x front aspect double glazed windows.

Bedroom Two 11' 6" x 11' 3" (3.51m x 3.43m)

Rear aspect double glazed window and radiator.

Bedroom Three 8' 1" x 8' 1" (2.46m x 2.46m)

Rear aspect double glazed window and radiator.

Bathroom

Front aspect double glazed window, tiled walls and flooring, w/c, wash hand basin, radiator and bath with over head shower.

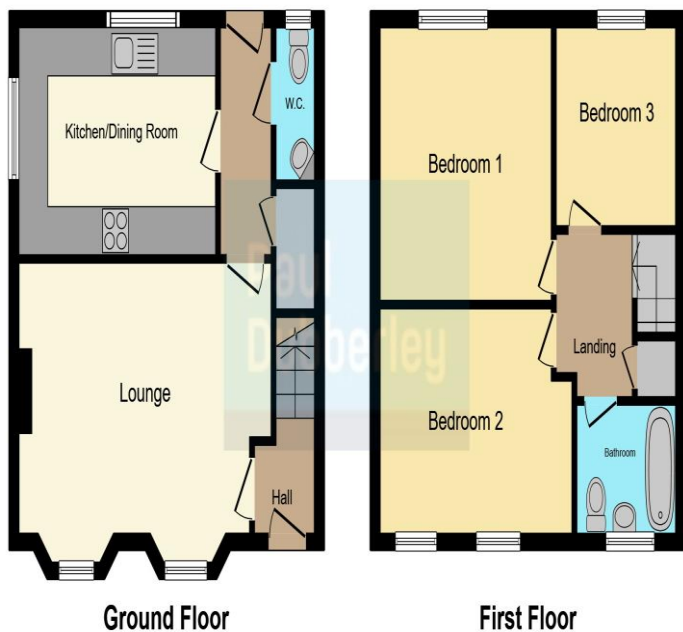
Front Garden

Driveway to the side of property, lawn area and pathway to front door.

Rear Garden

Patio area, stairs to lower garden and gate to front.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104120 - 0003

Tenure: Freehold EPC Rating: Awaiting

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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