# for sale

offers over £170,000 Freehold



Addenbrooke Street Wednesbury WS10 8HQ

\*\*THREE BEDROOM END TERRACED PROPERTY\*\* Located in Wednesbury (Darlaston) close to local shops, schools and amenities! We recommend internal viewings to appreciate the accommodation we have on offer.







# **Property Details**

# **Entrance Hall**

Laminated flooring and radiator.

#### **Lounge** 13' 9" x 7' 6" ( 4.19m x 2.29m )

Front aspect double glazed bay window and electric fireplace.

## **Dining Room** 12' 4" x 11' 4" ( 3.76m x 3.45m )

Rear aspect double glazed window, radiator, fire surround and fireplace, laminated flooring and understairs storage.

## **Kitchen** 10' 8" x 7' 8" ( 3.25m x 2.34m )

Side aspect double glazed window, wall and base units, fitted cooker and hob, boiler, sink and drainer.

#### **Shower Room**

Side aspect double glazed window, walk in shower, w/c, wash hand basin and radiator.

#### Landing

Doors to bedrooms.

#### **Bedroom One** 15' 1" x 12' (4.60m x 3.66m)

Front aspect double glazed window, radiator and storage.

# **Bedroom Two** 12' 4" x 8' 3" max ( 3.76m x 2.51m max )

Rear aspect double glazed window and radiator.

#### **Bedroom Three** 9' 4" x 6' 4" ( 2.84m x 1.93m )

Rear aspect double glazed window and radiator.

## Rear Garden

Patio and lawn area. Pathway to front.

## **Agents Notes**

It is our understanding that the Property is not registered at the Land Registry

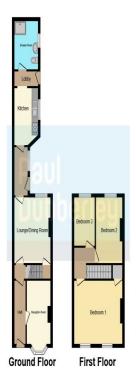
which is the case with a significant proportion of land across England and Wales. Your

conveyancer will take the necessary steps and advise you accordingly.









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 misstalement. 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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Property Ref: PWE104108 - 0004

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: A

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.