

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.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104108 - 0004

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

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.

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