

for sale

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



Bescot Road Walsall WS2 9DG

****THREE BEDROOM SEMI DETACHED PROPERTY**** Located in Walsall close to local shops and amenities! We recommend internal viewings to appreciate the accommodation we have to offer.



Property Details

Entrance Porch

2 x front aspect double glazed windows.

Entrance Hall

Stairs to landing and radiator.

Lounge 21' 3" x 11' 9" (6.48m x 3.58m)

Rear aspect double glazed window, front aspect double glazed bay window and two radiators.

Dining Room 15' 3" x 6' 2" (4.65m x 1.88m)

Front aspect double glazed window, radiator and laminate flooring.

Kitchen 14' 4" x 13' 3" (4.37m x 4.04m)

Rear aspect double glazed window, radiator, wall and base units, tiled flooring and space for appliances.

Utility Room 5' 6" x 5' 3" (1.68m x 1.60m)

Tiled flooring and space for appliances.

Landing

Side aspect double glazed window and loft hatch.

Bedroom One 10' 3" x 10' 3" (3.12m x 3.12m)

Rear aspect double glazed window, radiator and laminate flooring.

Bedroom Two 12' 3" into bay x 8' 8" into wardrobes (3.73m into bay x 2.64m into wardrobes)

Front aspect double glazed bay window, radiator, laminate flooring and fitted wardrobes.

Bedroom Three 6' 5" x 7' 2" (1.96m x 2.18m)

Rear aspect double glazed window, radiator, laminated flooring and storage.

Family Bathroom

Corner bath, w/c, wash hand basin, tiled wall, laminate flooring and front aspect double glazed window.

Rear Garden

Lawn and patio area.





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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Property Ref: PWE104105 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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