

for sale

£220,000 Freehold



## The Furlong Wednesbury WS10 9TT

**\*\*MODERN THREE BEDROOM END TERRACED PROPERTY\*\*** Located in a popular area of Wednesbury close to local shops, schools and amenities! Highly recommend internal viewings on the property to appreciate the accommodation we have on offer.





# Property Details

## Entrance Hall

Stairs to landing and radiator.

## Lounge 16' 4" x 13' 1" ( 4.98m x 3.99m )

Rear aspect double glazed patio doors leading to conservatory, understairs storage and radiator.

## Guest W/C

Front aspect double glazed window, radiator, wash hand basin and w/c.

## Kitchen 7' 2" x 10' 1" ( 2.18m x 3.07m )

Front aspect double glazed window, sink and drainer, wall and base units, spot lights, integrated cooker with hob.

## Conservatory 7' 8" x 8' 5" ( 2.34m x 2.57m )

Dual aspect double glazed windows and rear aspect double glazed patio doors to garden.

## Landing

Doors to bedrooms and bathroom.

## Bedroom One 13' 1" x 13' 7" ( 3.99m x 4.14m )

Front aspect double glazed window and radiator.

## Bedroom Two 7' x 8' 3" ( 2.13m x 2.51m )

Rear aspect double glazed window and radiator.

## Bedroom Three 5' x 10' ( 1.52m x 3.05m )

Rear aspect double glazed window and radiator.

## Front Garden

Gated access, shrub borders and pathway to front.

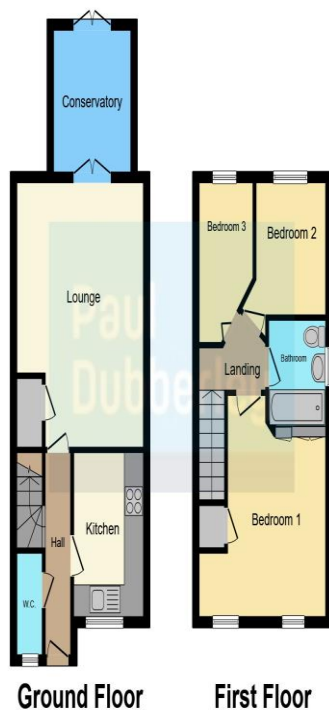
## Rear Garden

Patio and lawn area.

## Agents Notes

Car maintenance charge, contact branch for information.





To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

Property Ref: PWE102213 - 0008

Tenure: Freehold    EPC Rating: C

Council Tax Band: C

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](http://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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)