

for sale

offers in excess of **£250,000** Freehold



**Festival Avenue Wednesbury WS10 7RP**

**\*\*THREE BEDROOM BEAUTIFULLY PRESENTED SEMI DETACHED HOME\*\***  
Ideal family purchase! 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

Stairs to landing to door to dining room.

## Dining Room 12' 3" x 14' 6" ( 3.73m x 4.42m )

Rear aspect double glazed window, radiator and electric fireplace.

## Lounge 10' 9" x 9' 1" ( 3.28m x 2.77m )

Front aspect double glazed window, media wall and radiator.

## Kitchen 11' 4" x 9' 4" ( 3.45m x 2.84m )

Side aspect double glazed window, tiled flooring, tiled walls, wall and base units, sink and drainer.

## Utility Room 15' x 8' 5" ( 4.57m x 2.57m )

White good space, tiled floor and side aspect door.

## Downstairs W/C

Side aspect double glazed window, w/c and tiled flooring.

## Landing

Front aspect double glazed window and doors to bedrooms and shower room.

## Bedroom One 10' 1" x 13' 1" ( 3.07m x 3.99m )

Rear aspect double glazed window, radiator and storage space.

## Bedroom Two 9' 4" x 13' 1" ( 2.84m x 3.99m )

Rear aspect double glazed window, radiator and built in storage.

## Bedroom Three 9' 8" x 7' 8" ( 2.95m x 2.34m )

Front aspect double glazed window and radiator.

## Shower Room

Front aspect double glazed window, heated towel rail, w/c, tiled walls and walk in shower.

## Front Garden

Block paved driveway

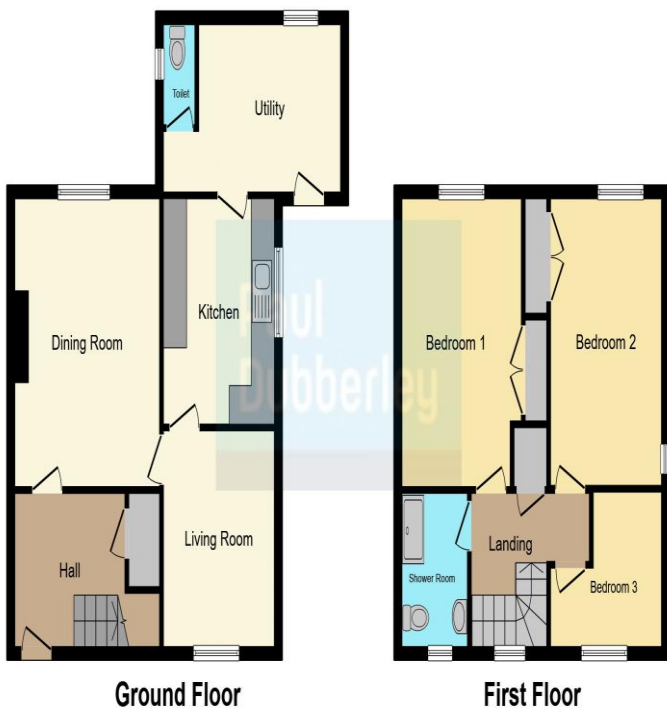
## Rear Garden

Paved area and lawn area.

## Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.





To view this property please contact Paul Dubberley on

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Property Ref: PWE104147 - 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](http://www.focalagent.com)

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