

for sale

offers in the region of **£240,000** Freehold



York Crescent Wednesbury WS10 9JJ

****BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY WITH THREE BEDROOMS**** Ideal family purchase. Located in Wednesbury (Darlaston) close to local shops, schools and amenities! We recommend internal viewings to appreciate the spacious accommodation we have on offer.



Property Details

Entrance Hall

Radiator and stairs to landing.

Lounge 14' 6" x 10' 6" (4.42m x 3.20m)

Rear aspect double glazed patio doors, radiator, fireplace and surround.

Dining Room 12' 4" x 10' 6" (3.76m x 3.20m)

Front aspect double glazed bay window, radiator and laminated flooring.

Kitchen 12' 6" max x 10' max (3.81m max x 3.05m max)

Rear aspect double glazed window, radiator, tiled walls. wall and base units, sink and drainer. breakfast bar.

Landing

Side aspect double glazed window and loft hatch.

Bedroom One 12' 7" x 9' (3.84m x 2.74m)

Front aspect double glazed window, radiator and fitted wardrobes.

Bedroom Two 9' 1" x 11' 5" (2.77m x 3.48m)

Rear aspect double glazed window, radiator and fitted wardrobes.

Bedroom Three 7' 4" x 5' 6" (2.24m x 1.68m)

Front aspect double glazed window and radiator,

Bathroom

Rear aspect double glazed window, tiled walls, w/c, bath with over head shower and wash hand basin.

Garage 15' 1" x 7' 1" (4.60m x 2.16m)

Electric shutter door with fob.

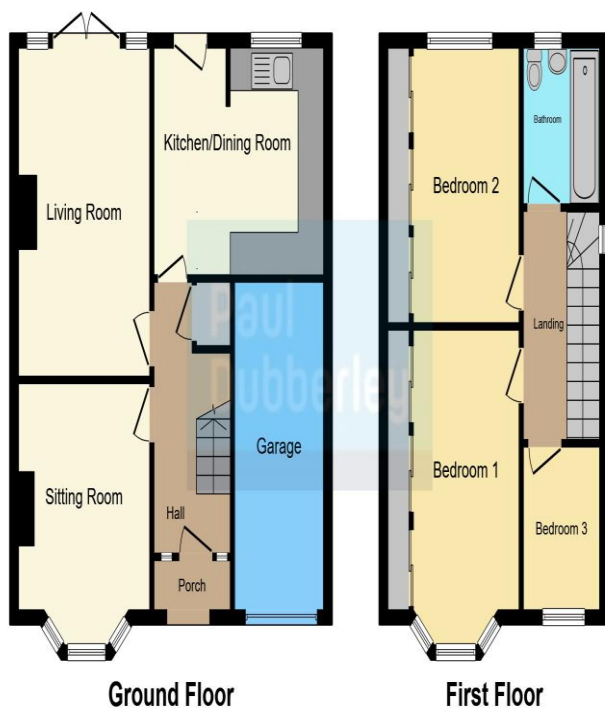
Front Garden

Block paved driveway.

Rear Garden

lawn area and pathway leading to rear of garden.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104124 - 0005

Tenure:Freehold EPC Rating: D

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

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.

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