

for sale

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



Hazel Avenue Wednesbury WS10 9QQ

****WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY WITH NO CHAIN** IDEAL FAMILY OR INVESTMENT PURCHASE!** Located in a popular area of Wednesbury close to local shops, schools and amenities. Internal viewings are recommended to appreciate the accommodation we have to offer.



Property Details

Entrance Hall

Front aspect double glazed window, radiator, tiled floor and stairs to landing.

Lounge 23' 8" x 11' 5" (7.21m x 3.48m)

Rear aspect double glazed window, rear aspect double glazed patio doors, laminate flooring and radiator.

Kitchen 16' 6" x 8' 7" (5.03m x 2.62m)

Front aspect double glazed window, sink and drainer, tiled flooring, part tiled wall, white goods space, wall and base units and side access door.

Landing

Front aspect double glazed window, radiator and loft hatch.

Bedroom One 13' x 11' 3" (3.96m x 3.43m)

Rear aspect double glazed window and radiator.

Bedroom Two 10' 4" x 11' 3" (3.15m x 3.43m)

Rear aspect double glazed window, radiator and cupboard storage.

Bedroom Three 8' 9" x 9' 5" (2.67m x 2.87m)

Front aspect double glazed window, radiator and laminate flooring.

Bathroom

Front aspect double glazed window, tiled wall, bath with overhead shower, w/c, wash hand basin, storage and radiator.

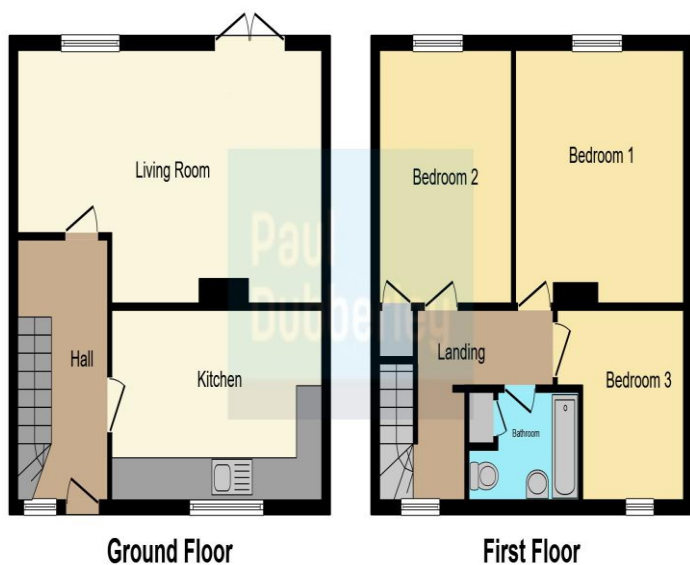
Front Garden

Lawn area, driveway and gate to rear garden.

Rear Garden

Patio area, lawn area and gate to front.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104118 - 0003

Tenure: Freehold EPC Rating: C

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.

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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