

for sale

offers in the region of **£200,000** Freehold



Kingsley Street Walsall WS2 9QY

****THREE BEDROOM MID TERRACED PROPERTY**** Ideal family or investment purchase! Located in Walsall close to local shops and amenities. Comprises of Lounge, Reception Room, Kitchen, Bathroom, Three Bedrooms, W/C, Front and Rear Garden. We recommend internal viewings on the property.



Property Details

Entrance Hall

Radiator and stairs to first floor.

Private right of way across the rear garden.

Lounge 13' 6" x 8' 9" (4.11m x 2.67m)

Front aspect double glazed window and radiator.

Reception Room 12' 4" x 11' 8" (3.76m x 3.56m)

Rear aspect double glazed window and radiator.

Kitchen 14' 3" x 6' 9" (4.34m x 2.06m)

Side aspect double glazed window, radiator, wall and base units, sink and drainer, tiled floor and part tiled walls.

Downstairs Bathroom

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

Landing

Doors to bedrooms and w/c.

Bedroom One 12' 3" x 11' 8" (3.73m x 3.56m)

x 2 front aspect double glazed windows and radiator.

Bedroom Two 9' 2" x 11' 8" (2.79m x 3.56m)

Rear aspect double glazed window and radiator.

Bedroom Three 10' 6" x 6' 8" (3.20m x 2.03m)

Rear aspect double glazed window, radiator and loft hatch.

Upstairs W/C

Side aspect double glazed window, w/c, wash hand basin, tiled flooring and walls.

Front Garden

Brick retaining wall and pathway to front.

Agents Notes

There is a
easement on the title,
please enquire with the
branch'.





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: PWE104162 - 0004

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

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