

for sale

£270,000 Freehold



Maple Leaf Road Wednesbury WS10 7NQ

**\*\*THREE BEDROOM SEMI DETACHED BUNGALOW\*\*** Located in a popular area of Wednesbury. Close to local shops, schools, transport links and amenities. Viewings is highly recommended to appreciate the accommodation we have to offer.



# Property Details

## Entrance Porch

Side and front aspect double glazed window and doors to entrance hall.

**Garage** 16' 5" x 8' 2" ( 5.00m x 2.49m )  
Up and over doors.

## Entrance Hall

Door to porch, stairs to landing and radiator.

## Lounge

 18' 5" x 11' 4" ( 5.61m x 3.45m )

Front aspect double glazed window and gas fire.

## Dining Room

 10' 8" x 10' 4" ( 3.25m x 3.15m )

Radiator and rear aspect double glazed window.

## Kitchen

 9' 2" x 11' 6" ( 2.79m x 3.51m )

Side aspect double glazed window, wall and base units, space for appliances, sink and drainer and laminate flooring.

## Downstairs Bathroom

Side aspect double glazed window, bath, heated towel rail, w/c, wash hand basin with vanity unit and part tiled walls.

## Landing

Doors to bedrooms and shower room.

## Bedroom One

 21' 8" x 10' 5" ( 6.60m x 3.17m )

Front aspect double glazed window and radiator.

## Bedroom Two

 15' 5" x 10' 2" ( 4.70m x 3.10m )

Built in wardrobe and radiator.

## Bedroom Three

 15' 4" x 10' 3" ( 4.67m x 3.12m )

Front aspect double glazed window, patio doors to garden ( Used as another living room).

## Shower Room

Shower cubilce, sky light, w/c, wash hand basin and part tiled.

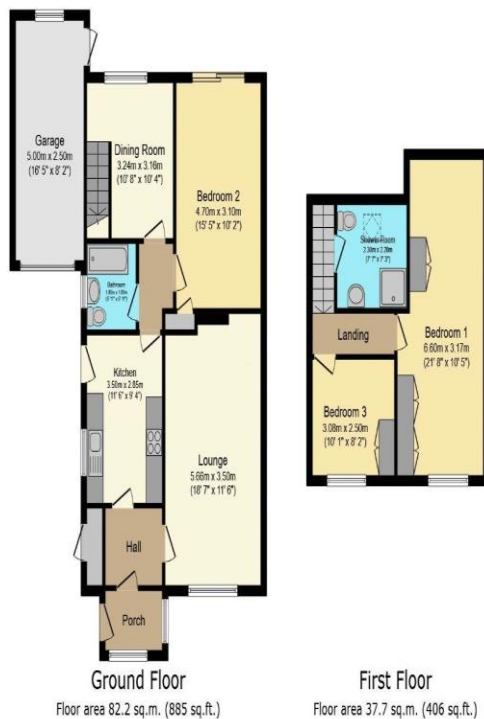
## Front Garden

Carport and garage.

## Rear Garden

Patio and lawn area.





Total floor area: 119.9 sq.m. (1,291 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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: PWE104261 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

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