

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 are 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 cubicle, sky light, w/c, wash hand basin and part tiled.

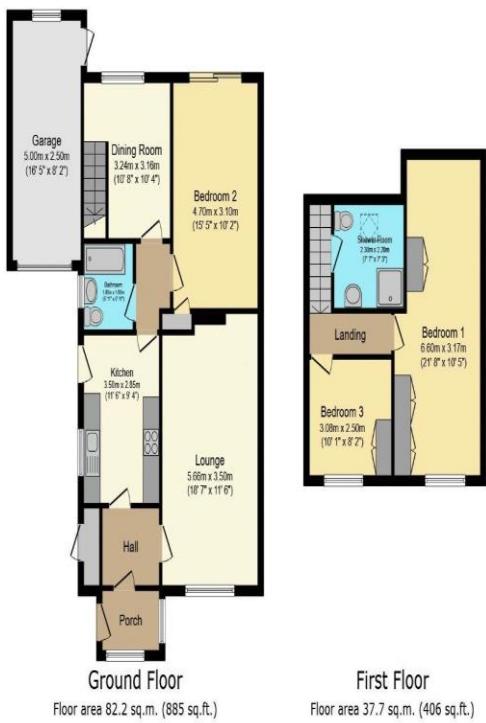
## Front Garden

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).

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, 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: PWE104261 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C