

**for sale**

offers in the region of

**£240,000** Freehold



**Yardley Street Wednesbury WS10 8HR**

**\*\*THREE BEDROOM SEMI DETACHED PROPERTY\*\*** Ideal for family or investment purchasers. Located in Wednesbury (Darlaston). We recommend internal viewings to appreciate the accommodation we have on offer.



# Property Details

## Entrance Hall

Stairs to landing and radiator,

## Living Room 12' 8" x 14' 4" ( 3.86m x 4.37m )

Front aspect window and radiator x 2.

## Kitchen 14' 4" x 8' 9" ( 4.37m x 2.67m )

Rear aspect window and rear aspect door, integrated hob and oven with extractor over, sink and drainer, wall and base units, boiler and storage.

## Conservatory 17' 1" x 7' 4" ( 5.21m x 2.24m )

2 x rear aspect windows and side aspect window.

## Landing

Side aspect window, radiator and storage cupboard.

## Bedroom One 9' 9" x 9' 5" ( 2.97m x 2.87m )

Rear aspect window and radiator.

## Bedroom Two 9' 5" x 12' 3" ( 2.87m x 3.73m )

Front aspect window and radiator.

## Bedroom Three 7' 9" x 8' 9" ( 2.36m x 2.67m )

Rear aspect window and radiator.

## Bathroom

Front aspect window, wash hand basin, w/c, bath, radiator and part tiled walls.

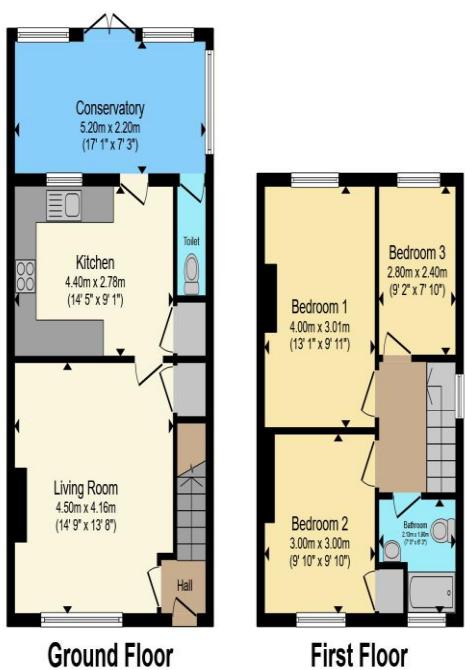
## Front Garden

Driveway and gate to rear.

## Rear Garden

Lawn and patio area.





Total floor area 87.7 m<sup>2</sup> (944 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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**97 Walsall Street  
 WEDNESBURY WS10 9BY**

**Property Ref: PWE104137 - 0003**

**Tenure: Freehold EPC Rating: D**

**Council Tax Band: A**

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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