

for sale

offers over **£180,000** Freehold



Addenbrooke Street Wednesbury WS10 8HJ

****IDEAL FAMILY BUY**** Three bedroom mid terraced home located in a quiet cul de sac area. The property offers spacious living accommodation and an internal viewing would be recommended. Conveniently located for access to Wednesbury and darlaston and motorway links.



Property Details

Entrance Hall

Door to lounge and kitchen. Stairs to landing.

Lounge/dining Room 23' 7" x 12' 7" (7.19m x 3.84m)

Front aspect double glazed bay window, gas fire and fireplace, radiator.

Kitchen 11' 1" x 9' 1" (3.38m x 2.77m)

Rear aspect double glazed window, wash and base units, inset sink and drainer. Space for cooker, tiled flooring, washing machine, under stairs storage and doors too:

Shower Room

Dated required refurbishment.

Outer Lobby

Door to w.c, garden and shower.

Landing

Storage cupboard, carpet, loft hatch and doors to bedrooms.

Bedroom One 11' 2" x 11' 2" (3.40m x 3.40m)

Front aspect double glazed window and radiator.

Bedroom Two 11' x 11' (3.35m x 3.35m)

Rear aspect double glazed window.

Bedroom Three 7' 9" x 7' 9" (2.36m x 2.36m)

Front aspect double glazed window and radiator.

Bathroom

Rear aspect double glazed window, corner bath, shower head, tiled walls and flooring, W.C, vanity unit and heated towel rail.

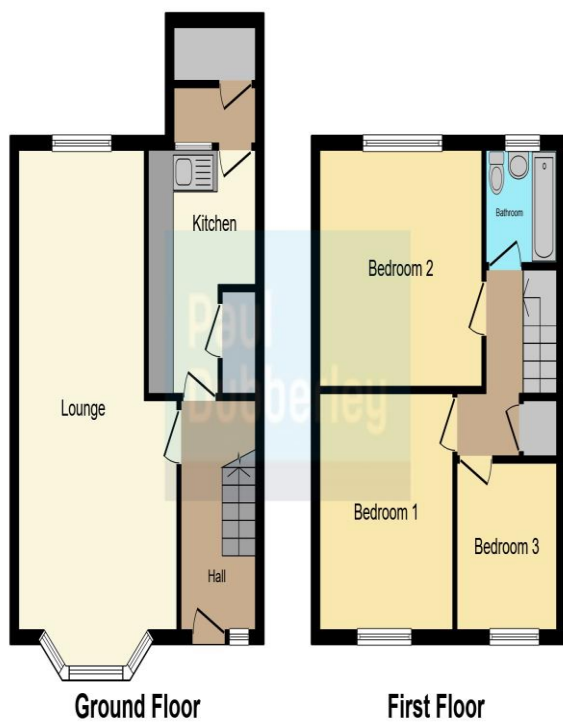
Front Garden

Block paved frontage..

Rear Garden

Large rear garden, paved patio and lawn area.





To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE102869 - 0012

Tenure: Freehold EPC Rating: D

Council Tax Band: A

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk