

for sale

offers over **£290,000** Freehold



Bagnalls Wharf Wednesbury WS10 7EL

****BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME**** Situated in a popular residential area occupying cul de sac location. Transport links into Wednesbury Town Centre. Internal viewings are highly recommended.



Property Details

Entrance Hall

Front UPVC double glazed door, laminate flooring and radiator.

Lounge 13' 5" x 10' 7" (4.09m x 3.23m)

Front and rear aspect double glazed windows and downstairs cupboard.

Guest W/C

w/c and wash hand basin,

Kitchen/Dining Room 17' 3" x 10' 7" max (5.26m x 3.23m max)

Newly fitted wall and base units, french doors to garden, space for dishwasher. integrated induction hob, electric oven and microwave.

Utility Room 5' 4" x 5' 3" (1.63m x 1.60m)

Door to w/c and garden, Wall and base units and space for washing machine.

Landing

Loft access and doors to bedrooms and bathroom.

Bedroom One 17' x 8' 7" (5.18m x 2.62m)

Front aspect double glazed window, built in wardrobes with sliding doors and radiator. Opening to ensuite.

Ensuite 6' 2" x 4' 5" (1.88m x 1.35m)

Rear aspect double glazed window, fully tiled, W.C, wash hand basin, extractor fan, radiator and walk in triton double shower.

Bedroom Two 10' 1" x 10' 7" (3.07m x 3.23m)

Rear aspect double glazed window, fitted wardrobes and radiator.

Bedroom Three 9' 8" plus wardrobes x 7' 4" (2.95m plus wardrobes x 2.24m)

Front aspect double glazed window, fitted wardrobes and laminate wood flooring.

Bathroom

Rear aspect double glazed window, wash hand basin, w.c, bath, tiled flooring and tiled walls.

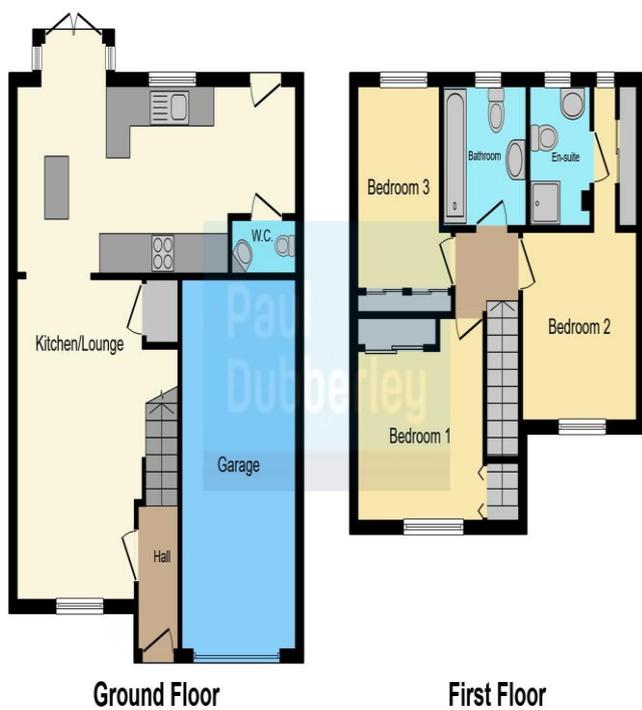
Garage

Up and over door with power and lighting.

Rear Garden

Paved patio area, side gate and artificial lawn.





To view this property please contact Paul Dubberley on

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

97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: C

Property Ref: PWE102913 - 0004

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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