

for sale

offers over **£260,000** Freehold



Alexandra Road WEDNESBURY WS10 9LH

An exceptional property for the family purchaser offering spacious living accommodation and conveniently situated for local amenities including transport links and local schools. Benefiting from newly built Summer House.



Property Details

Entrance Porch

Double glazed door to hall and tiled flooring.

Entrance Hall

Front aspect composite door, radiator, laminate wood flooring and doors off too:

Lounge 17' 1" max x 12' into recess (5.21m max x 3.66m into recess)

Laminate wood flooring and french doors to garden and radiator.

Sitting Room 12' 1" max x 12' max (3.68m max x 3.66m max)

Wood flooring, front aspect double glazed bay window, fire surround and gas fire and radiator.

Kitchen 11' max x 9' 1" max (3.35m max x 2.77m max)

modern kitchen with wall and base units, inset sink and drainer space for cooker, tiled flooring, rear and side aspect double glazed window.

Cellar

Power and lighting. Ideal for storage

Landing

Doors to bedrooms and bathroom.

Bedroom One 12' max x 12' 1" max (3.66m max x 3.68m max)

Front aspect double glazed window.

Bedroom Two 11' 10" max x 11' max (3.61m max x 3.35m max)

Rear aspect double glazed window.

Bedroom Three 11' max x 10' max (3.35m max x 3.05m max)

Rear aspect double glazed window.

Bathroom

Side aspect double glazed window, w/c, bath with shower over, wash basin and tiled walls.

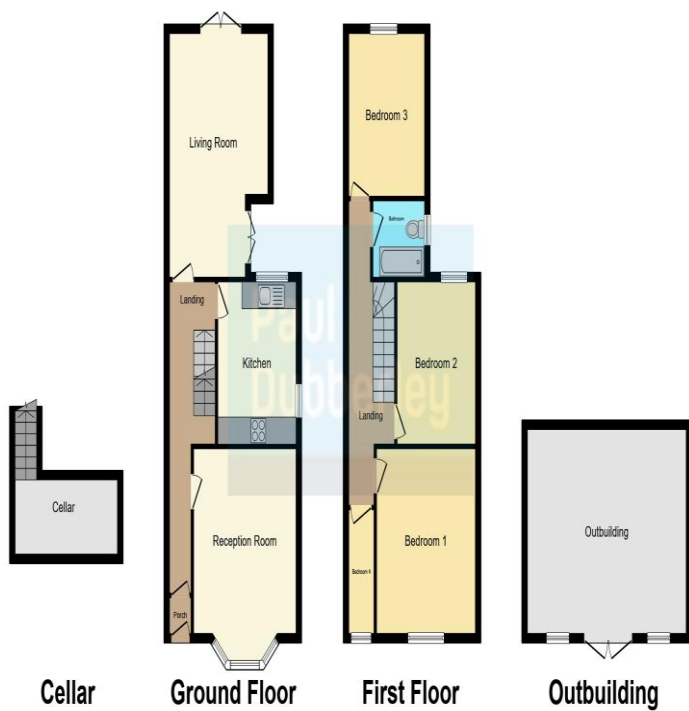
Rear Garden

Fully paved with wooden fencing and brick outhouse. Side gated access and leading to summer house

Summer House 19' x 14' 1" (5.79m x 4.29m)

Newly built with with double glazed windows and french doors, power and lighting





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: D

Property Ref: PWE103456 - 0007

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.

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