for sale

offers in the region of

£210,000 Freehold



The Marsh Wednesbury WS10 7JG

THREE BEDROOM SEMI DETACHED LARGE CORNER LOT Located in a popular area of Wednesbury close to local shops, schools and amenities. Comprises of Driveway, Lounge, Guest w/c, Kitchen, Three bedrooms, Family bathroom, Rear garden and Garage. Internal viewings are recommended for this property.





Property Details

Entrance Hall

Front aspect double glazed door, understairs storage, radiator and stairs to landing.

Guest W/C

Side aspect double glazed window and w/c.

Lounge 16' 5" x 10' 6" (5.00m x 3.20m)

front and rear aspect double glazed window and has fire.

Kitchen 10' x 8' 4" (3.05m x 2.54m)

Side aspect double glazed window, radiator, space for washing machine, door to w/c and outside pantry. Wall and base units, sink and drainer and part tiled walls.

Landing

Doors to bedrooms, loft hatch access and side aspect window.

Bedroom One 11' 4" x 7' 10" (3.45m x 2.39m)

Rear aspect double glazed window, built in wardrobes and radiator.

Bedroom Two 11' 4" x 8' 2" (3.45m x 2.49m)

Rear aspect double glazed window and radiator.

Bedroom Three 9' 3" x 8' (2.82m x 2.44m)

Rear aspect double glazed window, walk in storage and radiator.

Bathroom

Front aspect double glazed window, airing cupboard with boiler, w/c, wash hand basin with vanity unit, radiator, part tiled walls and bath with shower over.

Front Garden

Large corner plot, access to driveway and garage. Foregarden with lawn.

Rear Garden

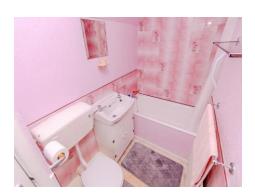
Paved garden with side access and hedge boarders.

Garage 15' 2" x 7' 6" (4.62m x 2.29m)

Wooden double doors.









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: Awaited

Property Ref: PWE103759 - 0003

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 misstalement. 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.