

for sale

offers in the region of **£340,000** Freehold

**Paul
Dubberley**



Victoria Avenue Walsall WS3 3HS

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Property Description

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Entrance Hall

Having a double glazed door, stairs to the first floor, understairs storage cupboard and doors to.

Lounge

16' 10" x 11' 11" (5.13m x 3.63m)

Having a double glazed window to the front elevation, double glazed patio doors to the rear, fireplace, TV point and central heating radiator.

Reception Room Two

12' x 11' 11" (3.66m x 3.63m)

Having a double glazed bay window to the rear elevation, fireplace, and central heating radiator.

Kitchen

11' 6" x 10' (3.51m x 3.05m)

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, tiling to splash prone areas, gas cooker point, with cookerhood over, plumbing for washing machine, central heating boiler and door to garden.

Landing

Having stairs from the hallway, a double glazed stain glassed window to the front elevation and doors to.

Bedroom One

18' x 11' 8" (5.49m x 3.56m)

Having a double glazed window and central heating radiator.

Bedroom Two

11' 11" x 11' 10" (3.63m x 3.61m)

Having a double glazed window and central heating radiator.

Bedroom Three

10' 7" x 10' (3.23m x 3.05m)

Having a double glazed window and central heating radiator.

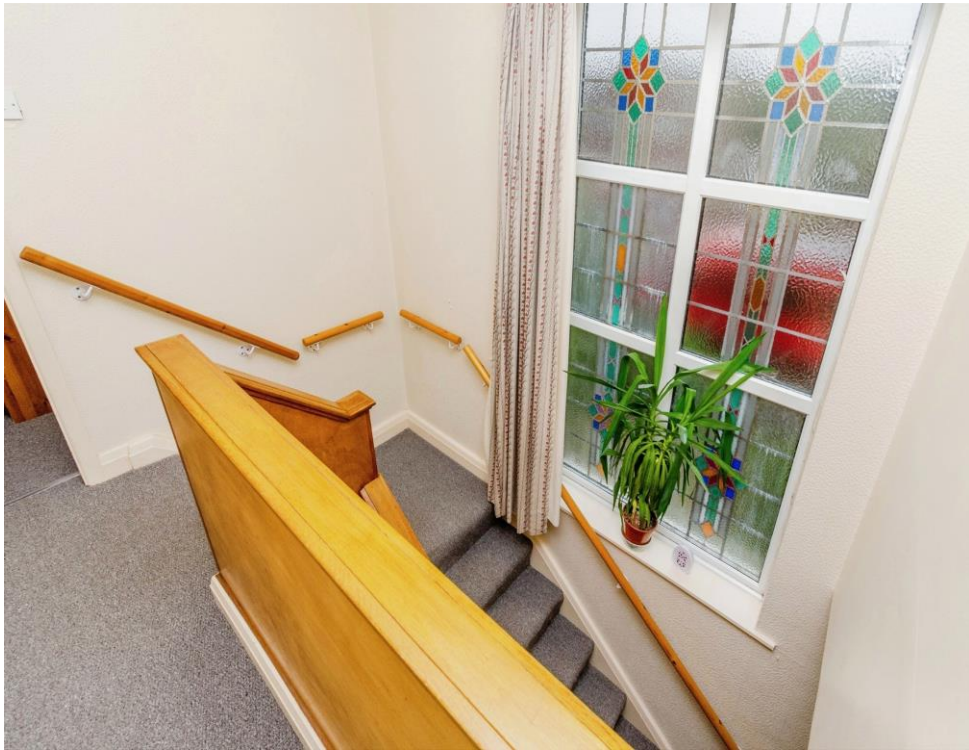
Bathroom

Having a double glazed window to the rear elevation, part tiled, vanity wash hand basin and walk in shower.

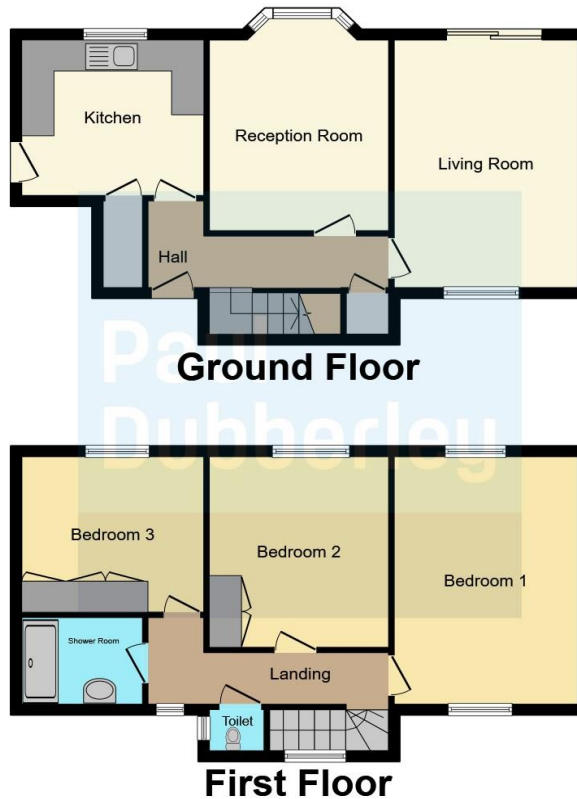
Separate WC

Having a low level WC.









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

To view this property please contact Paul Dubberley on

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EPC Rating: D C/T Band E

view this property online PaulDubberley.co.uk/Property/PWB104347

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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Property Ref: PWB104347 - 0004

