for sale

offers over **£280,000** Freehold

Paul Dubberley



Johnson Close Wednesbury WS10 7NS

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Property Description

A well-presented three-bedroom semi-detached property offering spacious and versatile accommodation throughout. The ground floor comprises two reception rooms, including a cosy snug, providing ample space for both living and dining, along with a bright conservatory overlooking the rear garden, ideal for year-round enjoyment. with a detached garage to the property. Also, a outbuilding which provides fantastic potential for a variety of uses, including a home gym, workshop, office, or small business space with heating.

To the first floor are three well-proportioned bedrooms served by a modern shower room.

Externally, the property benefits from front and rear gardens and offers excellent potential for family living. Conveniently located close to local amenities, schools, and transport links, this home is ideal for first-time buyers, growing families, or investors alike.

Viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Agents Note

an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Porch

Hallway

Living Room
15' x 10' 6" (4.57m x 3.20m)

Kitchen

Reception Room
9' 8" x 8' 6" (2.95m x 2.59m)

Study
14' 5" x 8' 6" (4.39m x 2.59m)

Conservatory
11' 2" x 10' 6" (3.40m x 3.20m)

Landing

Bedroom One
11' 10" x 11' 2" (3.61m x 3.40m)

Bedroom Two
10' 10" x 10' 2" (3.30m x 3.10m)

Bedroom Three
8' 2" x 6' 7" (2.49m x 2.01m)

Shower Room


OPEN
WURLITZER
RESERVED

















Total floor area 106.3 m² (1,144 sq.ft.) approx

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.propertybox.io

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To view this property please contact Paul Dubberley on

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

97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWE104666

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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