

for sale

offers over **£220,000** Freehold



## Crankhall Lane WEDNESBURY WS10 0EB

Three Bedroom End-Terrace Home with  
Garden, Pond and Woodland Outlook

This attractive three-bedroom end-terrace property offers well-proportioned accommodation and the added benefit of a beautifully maintained rear garden with a **small pond and backing onto peaceful**

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# Property Details

## Entrance Hall

Two side aspect double glazed windows, understairs storage and radiator.

## Lounge 11' 5" x 16' 2" ( 3.48m x 4.93m )

Front aspect double glazed bay windows, wooden flooring and radiator.

## Kitchen 11' 4" x 7' ( 3.45m x 2.13m )

Rear aspect double glazed window, wall and base units, lino flooring, space for appliances and extractor fan.

## Landing

Side aspect double glazed window and loft access.

## Bedroom One 10' 2" x 17' 4" ( 3.10m x 5.28m )

Front aspect double glazed window, wood flooring, radiator and storage cupboard.

## Bedroom Two 11' 5" x 8' 9" ( 3.48m x 2.67m )

Rear aspect double glazed window, radiator and storage cupboard.

## Bedroom Three 8' 2" x 8' ( 2.49m x 2.44m )

Rear aspect double glazed window, wooden flooring and radiator.

## Bathroom

Side aspect double glazed window, extractor fan, shower cubicle, tiled flooring and radiator.

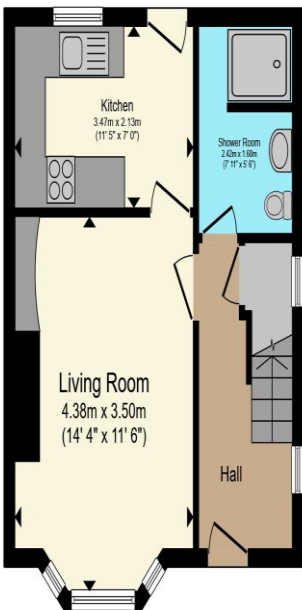
## Front Garden

Fruit trees with a woodland outlook.

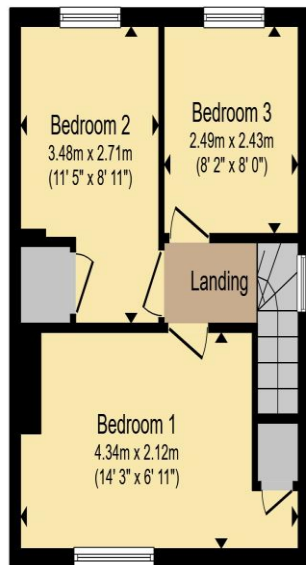
## Rear Garden

mature woodland, offering a high degree of privacy and a peaceful natural setting. A small ornamental pond provides an attractive focal point and enhances the sense of tranquillity,





**Ground Floor**



**First Floor**

Total floor area 67.5 m<sup>2</sup> (726 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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Property Ref: PWE104436 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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