



Old College Drive,
Wednesbury, WS10 0DD

£300,000

£300,000



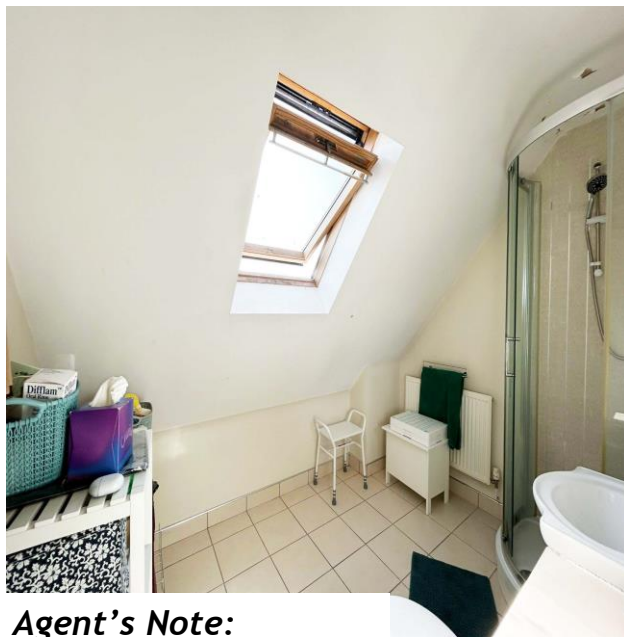
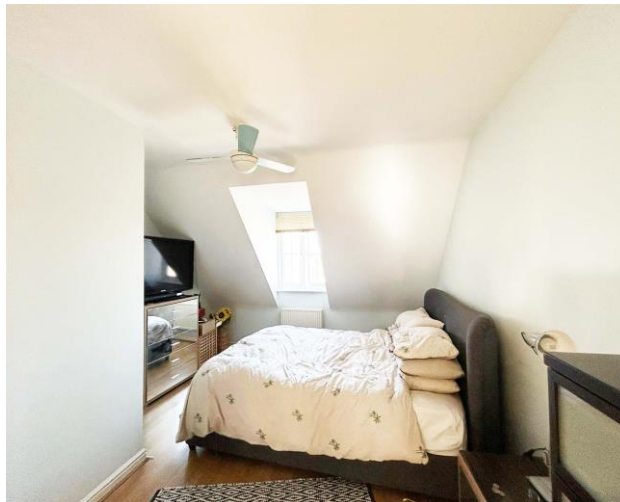
Situated on the sought-after Old College Drive in Wednesbury, this well presented modern three-storey, four-bedroom semi-detached family home offers spacious and versatile living accommodation throughout.

The ground floor features a welcoming entrance hallway leading to a generous extended lounge/diner, providing an ideal space for both everyday living and entertaining. The extension enhances the sense of space and natural light, with direct access to the rear garden.

To the upper floors, the property boasts four bedrooms, including a superb master suite occupying the top floor, complete with a private en-suite shower room. The remaining bedrooms are serviced by a family bathroom, making this home perfect for growing families.

Further benefits include a garage, off-road parking, externally, the property enjoys a well-maintained rear garden, offering a private outdoor space ideal for relaxation and social gatherings. Conveniently located close to local amenities, schools, and excellent transport links, this fantastic home combines modern living with everyday practicality.





Property Specification

THREE STOREY PROPERTY
FOUR BEDROOMS
EN-SUITE
GUEST W.C
EXTENDED LOUNGE/ DINER

Guest W.C

Lounge/ Diner 25' 1" x 12' 0" into recess (7.64m x 3.65m)

Kitchen 9' 1" x 7' 8" max (2.77m x 2.34m)

Bedroom 1 13' 1" x 12' 0" into recess (3.98m x 3.65m)

EN-SUITE

Bedroom 2 13' 4" plus recess x 8' 2" (4.06m x 2.49m)

Bedroom 3 12' 0" into recess x 12' 1" (3.65m x 3.68m)

Bedroom 4 7' 7" x 5' 3" (2.31m x 1.60m)

Family Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

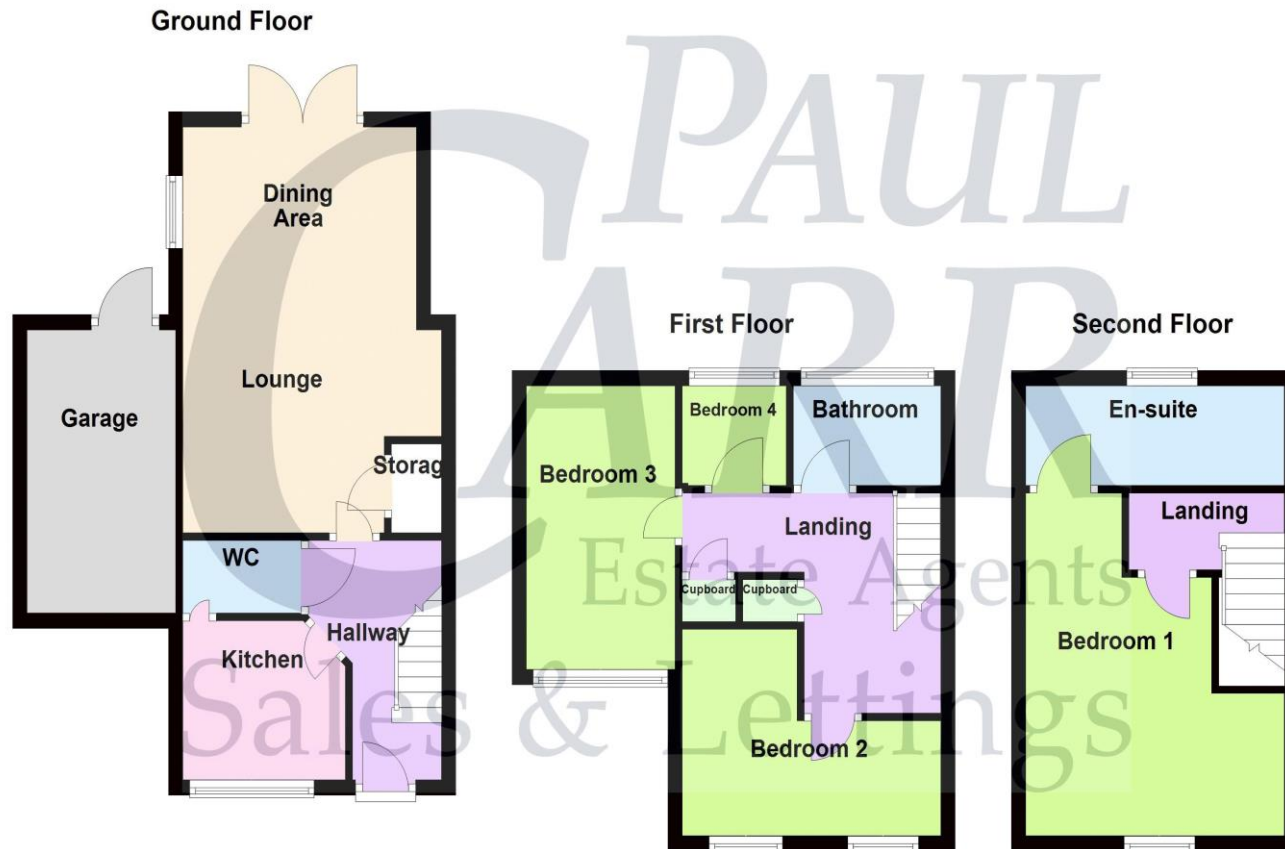
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Water, Electric, Drainage
Council tax band: C
Tenure: Freehold
Service Charge: £50 a quarter

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

