

for sale

offers over **£250,000** Freehold



## Sandy Lane Wednesbury WS10 0LH

**\*\*WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY\*\*** Ideal family or investment purchase. Located in Wednesbury (Friar Park) close to local shops, schools and amenities! We recommend internal viewings to appreciate the accommodation we have to offer.



# Property Details

## Entrance Porch

Front aspect side aspect double glazed window and doors to hallway.

## Entrance Hall

Side aspect double glazed window, radiator and under stairs storage.

## Lounge 14' 2" x 11' 2" ( 4.32m x 3.40m )

Front aspect double glazed window, radiator, fire surround and laminated flooring.

## W/C

Side aspect double glazed window, w/c, radiator, wash hand basin and part tiled walls.

## Landing

Side aspect double glazed window, loft hatch and storage.

## Bedroom One 11' 2" x 12' 3" ( 3.40m x 3.73m )

Front aspect double glazed window, storage and radiator.

## Kitchen 20' 4" x 9' 3" ( 6.20m x 2.82m )

Side aspect double glazed window, radiator, rear aspect door, base units, sink and drainer and storage cupboard.

## Bedroom Two 12' 3" x 8' 5" ( 3.73m x 2.57m )

Rear aspect double glazed window, radiator and storage.

## Bedroom Three 8' 1" x 9' 2" ( 2.46m x 2.79m )

Front aspect double glazed window, radiator, storage and boiler.

## Wet Room

Side aspect double glazed window, rear aspect double glazed window, part tiled walls, w/c and wash hand basin.

## Rear Garden

Fish pond, lawn, patio area and access to front.

## Shed

Storage, rear aspect double glazed window and power and lighting.





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](http://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.

To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

Property Ref: PWE104098 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: A

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)