for sale

offers over **£270,000** Freehold

Paul Dubberley



Tame Avenue Wednesbury WS10 0RL

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Property Description

A beautifully presented and modern three-bedroom semi-detached property, offering stylish and spacious accommodation throughout, perfect for growing families and first-time buyers.

Upon entering, the property welcomes you through a porch and hallway into a bright and comfortable living room, The lounge benefits from an electric fire along with useful concealed understairs storage providing an ideal space for relaxation and entertaining.

To the rear is the stunning recently extended kitchen diner fitted approximately 12 months ago. There is an integrated fridge/freezer, microwave, electric cooker, hob and extractor fan, as well as space for a washing machine.There are patio doors in the kitchen that lead to a private, well maintained landscaped garden. There is a breakfast bar that provides the perfect spot for dining, while a skylight floods the room with natural light. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms, one with fitted mirroed windows, along with a modern shower room fitted with contemporary fixtures and fittings.

Externally, the property enjoys a shared driveway, while to the rear is a beautifully maintained garden offering a wonderful outdoor space for children, entertaining guests, or simply relaxing during the warmer months.

Primary and Secondary schools within walking distance. Buses, train station and metro links all close

Entrance Hallway

Living Room

15' x 13' 9" (4.57m x 4.19m)
front of the property, window and fireplace

Kitchen Diner With Sitting Are

21' x 15' 1" (6.40m x 4.60m)
Rear of property, patio doors and single door to garden.

Downstairs W/C

Rear of property in kitchen

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)
Rear of property window, radiator with fitted wardrobe

Bedroom Two

10' 10" x 8' 2" (3.30m x 2.49m)
Front aspect, window and radiator

Bedroom Three

7' 10" x 7' 10" (2.39m x 2.39m)
Front aspect, window and radiator

Shower Room

7' 7" x 5' 11" (2.31m x 1.80m)

Rear Garden

Private and well maintained

Shared Driveway



















Ground Floor **First Floor**

Total floor area 96.5 m² (1,039 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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EPC Rating: C

Council Tax Band: B

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