

for sale

offers in the region of **£190,000** Freehold



Peach Avenue Wednesbury WS10 8TU

****BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME****
Located in a popular area of Wednesbury and close to local shops, schools and amenities. We would recommend internal viewings to appreciate the accommodation we have to offer!



Property Details

Entrance Hall

Radiator and door to lounge.

conduct a mining search, please speak to your conveyancer.

Lounge 12' 9" x 13' 8" (3.89m x 4.17m)

Front aspect double glazed bay window and radiator.

Kitchen 7' 6" x 17' 2" (2.29m x 5.23m)

Rear aspect double glazed window and rear aspect patio doors. Tiled flooring, radiator, breakfast bar, splash back tiling, wall and base units, integrated oven and hob.

Landing

Side aspect double glazed window, radiator and carpet flooring.

Bedroom One 10' 8" x 9' 3" (3.25m x 2.82m)

Front aspect double glazed window and radiator.

Bedroom Two 11' 1" x 9' (3.38m x 2.74m)

Rear aspect double glazed window, radiator and built in storage with boiler.

Bedroom Three 7' 7" x 7' 9" (2.31m x 2.36m)

Rear aspect double glazed window and radiator.

Family Bathroom

Side aspect double glazed window, bath with electric shower over, wash hand basin, w/c and mounted wall cupboard with mirror.

Front Garden

Block paved driveway.

Rear Garden

Artificial grass, paved area and shed with side aspect windows.

Summer House 8' 8" x 15' 5" (2.64m x 4.70m)

Dual aspect double glazed windows, all insulated, heating and electricity.

Agents Notes

This property is in a former mining area, it will be beneficial to





To view this property please contact Paul Dubberley on

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 WEDNESBURY WS10 9BY

Property Ref: PWE104272 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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

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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