

for sale

offers in the region of

**£260,000** Freehold



**Tilley Street Wednesbury WS10 8AZ**

**\*SPACIOUS MODERNISED FOUR  
BEDROOM DETACHED PROPERTY  
WITH GARAGE\*\*** Located in Wednesbury  
(Darlaston) close to local shops, schools  
and amenities! We would recommend  
internal viewings to appreciate the property  
we have to offer.



# Property Details

## Lounge/ Dining 27' 6" x 11' 9" ( 8.38m x 3.58m )

Front, side and rear aspect double glazed window and radiator x 2

## Kitchen 7' 9" x 19' 7" ( 2.36m x 5.97m )

Side aspect double glazed windows, sink and drainer, wall and base units, space for appliances, integrated cooker and hob with extractor over and part tiled walls.

## Downstairs Bathroom

Side aspect double glazed window, shower cubicle, bath, w/c, wash hand basin with vanity unit.

## Bedroom Four 12' 2" x 7' 7" ( 3.71m x 2.31m )

Front aspect double glazed window.

## Landing

Doors to bedrooms and shower room. Stairs to bedroom One.

## Bedroom Two 12' 2" x 11' 1" ( 3.71m x 3.38m )

Front and side aspect double glazed window.

## Bedroom Three 12' x 15' 6" ( 3.66m x 4.72m )

Rear aspect double glazed window and radiator.

## Shower Room

Side aspect double glazed window, shower cubicle, w/c and wash hand basin.

## Bedroom One 16' 5" x 12' 2" ( 5.00m x 3.71m )

Rear aspect double glazed window and radiator.

## Front Garden

Garage and on street parking.

## Garage 12' 2" x 11' 1" ( 3.71m x 3.38m )

Rear aspect window, up and over door, power and lighting.





Total floor area 140.4 m<sup>2</sup> (1,511 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](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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**97 Walsall Street**  
**WEDNESBURY WS10 9BY**

Property Ref: PWE103673 - 0004

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

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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