

for sale

offers in the region of **£280,000** Freehold



## Rachael Gardens Wednesbury WS10 0RW

Three-Bedroom Semi-Detached Home with  
Garage and Parking

This well-presented three-bedroom semi-detached property offers comfortable family living with the added benefits of a garage and off-road parking.

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# Property Details

## Entrance Hall

Radiator and stairs to landing,

## Living Room 23' 3" x 14' 8" ( 7.09m x 4.47m )

Front aspect double glazed bay windows, gas fire, radiator, storage and laminate flooring.

## Kitchen 7' 6" x 8' 8" ( 2.29m x 2.64m )

Rear aspect double glazed window, wall and base units, sink and drainer, tiled flooring and walls, extractor fan and space for appliances.

## Conservatory

Rear and side aspect double glazed windows, side aspect door to garden and tiled flooring.

## Landing

Side aspect double glazed window and doors to bedroom and bathroom.

## Bedroom One 12' x 9' 9" ( 3.66m x 2.97m )

Rear aspect double glazed window and radiator.

## Bedroom Two 8' 1" x 11' ( 2.46m x 3.35m )

Front aspect double glazed window and radiator.

## Bedroom Three 8' x 8' ( 2.44m x 2.44m )

Front aspect double glazed window and radiator.

## Bathroom (wet Room)

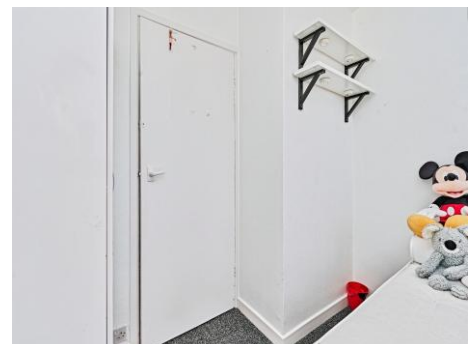
Electric shower, radiator, w/c, wash hand basin and rear aspect double glazed window.

## Front Garden

Block paved driveway

## Rear Garden

Low maintenance paved garden.





To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
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Property Ref: PWE104328 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Total floor area 105.2 m<sup>2</sup> (1,132 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)



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