

for sale

offers in the region of **£450,000** Freehold



## Cartbridge Lane South Walsall WS4 1GA

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# Property Details

## Agents Notes

A management is paid each year, this can sometimes change. The vendor currently pays £149.12 for the year.

## Entrance Hall

Storage and stairs to landing.

## Living Room 16' 7" x 10' 3" ( 5.05m x 3.12m )

Front aspect double glazed window, rear aspect double glazed patio doors and two radiators.

## Study 9' 5" x 9' 5" ( 2.87m x 2.87m )

Front aspect double glazed window, side aspect double glazed window and radiator.

## Kitchen 9' 8" x 20' 5" ( 2.95m x 6.22m )

Rear aspect double glazed window, side aspect double glazed window, integrated washing machine and dishwasher, tiled flooring, electric over with gas hob, boiler and rear aspect door leading to garden.

## Guest W/C

wash hand basin, w/c and radiator.

## Landing

Rear aspect double glazed window and storage.

## Bedroom One 9' 9" x 3' 6" ( 2.97m x 1.07m )

Side aspect double glazed window and radiator.

## En Suite

Rear aspect double glazed window, w/c, shower cubicle, wash hand basin and tiled floor.

## Bedroom Two 10' 10" x 11' 2" ( 3.30m x 3.40m )

Front aspect double glazed window and radiator.

## Bedroom Three 10' 5" x 8' ( 3.17m x 2.44m )

Front aspect double glazed window, built in wardrobes and radiator.

## Bedroom Four 10' 6" x 8' 8" ( 3.20m x 2.64m )

Front aspect double glazed window, built in wardrobes and

radiator.

## Bathroom

Front aspect double glazed window, wash hand basin, tiled floor, bath, w/c and radiator.

## Front Garden

Lawn area and steps to front. Garage at the side of property.

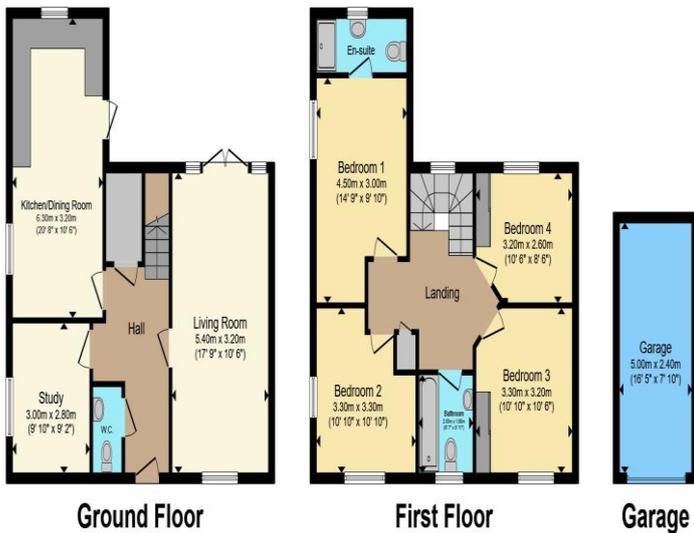
## Rear Garden

Decking area, patio and lawn area.

## Garage 16' 5" x 7' 10" ( 5.00m x 2.39m )

up and over doors.





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: PWE104140 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: E

Total floor area 132.5 m<sup>2</sup> (1,426 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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