

for sale

offers over **£240,000** Freehold



Booth Road Wednesbury WS10 0EN

****SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY**** Ideal family home or great investment purchase! Located in Wednesbury close to local shops, local schools and amenities. We recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Porch

Front and side aspect windows, door leading to entrance hall.

Entrance Hall

Side aspect double glazed window and radiator.

Guest W/C

Side aspect double glazed window and w/c.

Lounge 10' 8" x 17' 3" (3.25m x 5.26m)

Front aspect double glazed window, radiator and fire surround.

Kitchen 9' 8" x 9' (2.95m x 2.74m)

Side aspect double glazed window, sink and drainer, wall and base units, fitted cooker and hob.

Conservatory 14' 9" x 11' 1" (4.50m x 3.38m)

Rear and side windows and tiled floor.

Landing

Radiator, loft hatch.

Bedroom One 12' 1" x 8' 5" (3.68m x 2.57m)

Rear aspect double glazed window, fitted wardrobes and radiator.

Bedroom Two 8' 5" x 8' 5" (2.57m x 2.57m)

Rear aspect double glazed window and radiator.

Bedroom Three 9' 8" x 8' 5" (2.95m x 2.57m)

Front aspect double glazed window and radiator.

Family Bathroom

Front aspect double glazed window, radiator, w/c, wash hand basin, bath with overhead electric shower.

Front Garden

Block paved driveway.

Garage

Garage to rear with double doors and side aspect door.

Agents Notes

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'





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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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**97 Walsall Street
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Property Ref: PWE102670 - 0006

Tenure: Freehold EPC Rating: D

Council Tax Band: A