

for sale

£250,000 Freehold



Churchill Road WALSALL WS2 0JH

An extended and versatile **THREE-BEDROOM** family home arranged over three floors, offering **GENEROUS LIVING SPACE**, a **PRIVATE REAR GARDEN** and a **SUBSTANTIAL GARAGE**.

Churchill Road WALSALL WS2 0JH

Porch

Hall

Living Room

12' 7" x 15' (3.84m x 4.57m)

Comprising rear double-glazed patio doors to garden, feature fireplace, radiator and TV point.

Kitchen/Dining Room

6' 11" x 10' 11" (2.11m x 3.33m)

Having a range of fitted wall and base units, work surfaces with inset sink, space for appliances, bay window to front of the property, dining area, central heating radiator and double-glazed window to rear aspect of the property.

Wc/Utility

7' 9" x 5' 11" (2.36m x 1.80m)

Having low-level WC, wash basin and space for appliances.

Garage

16' 10" x 15' 1" (5.13m x 4.60m)

generous garage space having electric up and over garage door, two skylights, plus pedestrian door giving access to the front and another pedestrian door to give access to the rear garden.

Landing

Stairs to first floor onto landing with access to all bedrooms, toilet, shower room and second floor bedroom.

Bedroom One

13' 5" x 9' 5" (4.09m x 2.87m)

Having rear double-glazed window, built in storage and central heating radiator.

Bedroom Two

10' 6" x 10' 6" (3.20m x 3.20m)

Having rear double-glazed window, central heating radiator and built-in storage space.

Shower Room

4' 11" x 6' 8" (1.50m x 2.03m)

Comprising a shower enclosure, wash basin vanity unit, central heating radiator and obscure double-glazed window.

Toilet

2' 9" x 5' 9" (0.84m x 1.75m)

Partially tiled separate WC comprising a low-level WC and obscure double-glazed window.



Bedroom Three

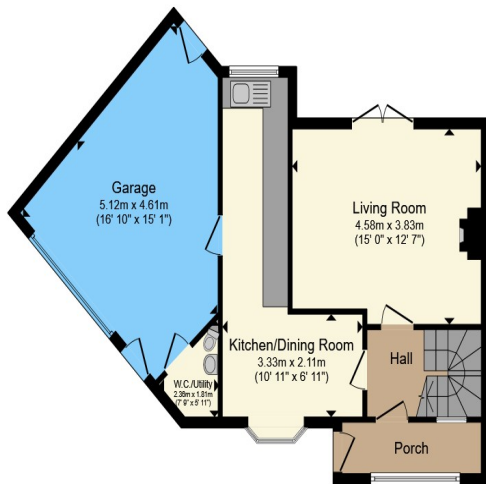
9' 4" x 15' 5" (2.84m x 4.70m)

Second floor double bedroom comprising two velux windows, electric plug in and storage space into eaves.

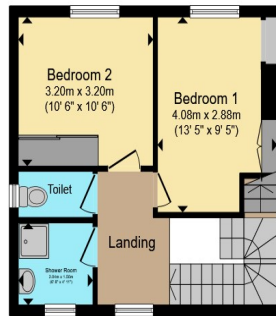
Rear Garden

Fully enclosed rear garden with paved patio seating area, timber fenced boundaries and space for outdoor seating.

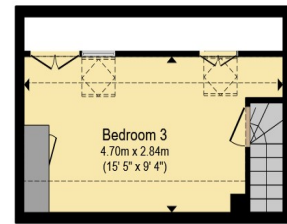




Ground Floor



First Floor



Second Floor

Total floor area 117.0 m² (1,259 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



To view this property please contact Paul Dubberley on

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14 New Road
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Property Ref: PW1104507 - 0003
 Tenure:Freehold EPC Rating: D
 Council Tax Band: B

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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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