

for sale

offers over **£175,000** Freehold



## Whitton Street Wednesbury WS10 8BA

**\*\*THREE BEDROOM SEMI DETACHED PROPERTY\*\* NO CHAIN.** Located in Darlaston close to local shops and amenities. we would recommend internal viewings to appreciate the accommodation we have on offer.



# Property Details

## **Lounge** 11' 6" x 11' 8" ( 3.51m x 3.56m )

Front aspect double glazed window, radiator and fire surround.

## **Dining Room** 11' 7" x 14' 10" ( 3.53m x 4.52m )

Rear aspect window, laminate flooring, radiator and fireplace.

## **Kitchen** 6' 7" x 12' 10" ( 2.01m x 3.91m )

Side aspect double glazed window, wall and base units with work tops over, space for washing machine, partly tiled.

## **Downstairs Bathroom**

Side aspect double glazed window, radiator, wash hand basin, w/c and bath with hand held shower.

## **Landing**

Radiator and doors to bedrooms.

## **Bedroom One**

Front aspect double glazed window and radiator.

## **Bedroom Two** 11' 8" x 8' 7" ( 3.56m x 2.62m )

Rear aspect double glazed window, radiator and storage cupboard.

## **Bedroom Three** 8' 7" x 6' 7" ( 2.62m x 2.01m )

Rear aspect double glazed window and radiator.

## **Rear Garden**

Block Paved.





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: PWE104165 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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](http://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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)