

for sale

offers over **£190,000** Freehold

**Paul
Dubberley**



Stafford Road Wednesbury WS10 8TY

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Property Description

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors.

The property is approached via a shared driveway and benefits from a welcoming entrance hall leading into a bright and comfortable front reception room.

To the rear, there is a fitted kitchen providing ample storage and worktop space, which opens into a generous living and dining area, creating the perfect space for family life, entertaining guests, or relaxing at the end of the day.

Upstairs, the property offers three well-proportioned bedrooms, all of which provide excellent natural light and flexibility for family living, home working, or guest accommodation. Completing the first floor is a modern family bathroom fitted with a contemporary suite.

To the rear, the property enjoys a private enclosed garden, ideal for outdoor dining, children's play, and enjoying the warmer months.

Situated in a popular residential location, the property is conveniently located close to local amenities, reputable schools, and excellent transport links.

Agents Note

An AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Entrance Hall

Front Room

11' 2" x 10' 2" (3.40m x 3.10m)

Living Room

11' 6" x 11' 2" (3.51m x 3.40m)

Dining Room

11' 2" x 6' 3" (3.40m x 1.91m)

Kitchen

14' 1" x 7' 10" (4.29m x 2.39m)

Bedroom One

13' 1" x 11' 6" (3.99m x 3.51m)

Bedroom Two

13' 1" x 10' 2" (3.99m x 3.10m)

Bedroom Three

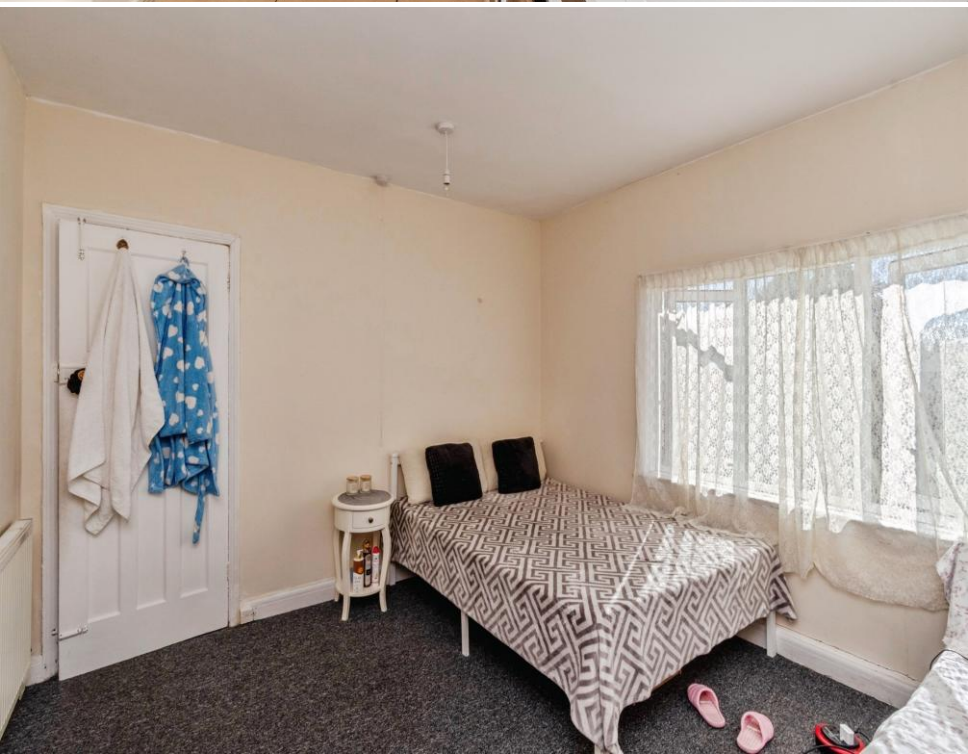
6' 3" x 5' 11" (1.91m x 1.80m)

Bathroom

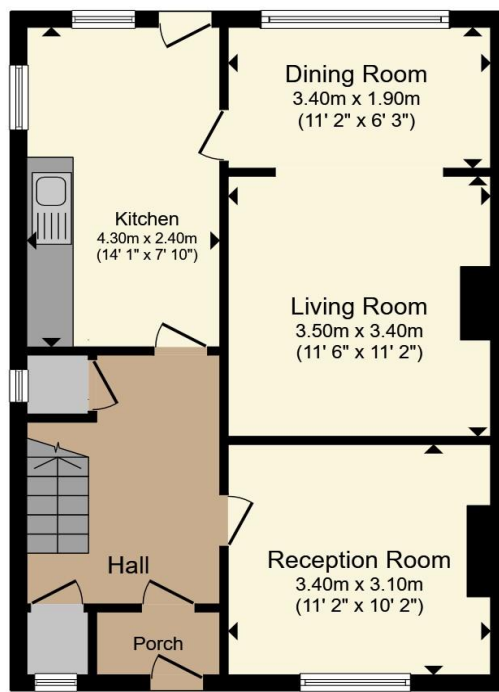
6' 11" x 6' 3" (2.11m x 1.91m)

Outside

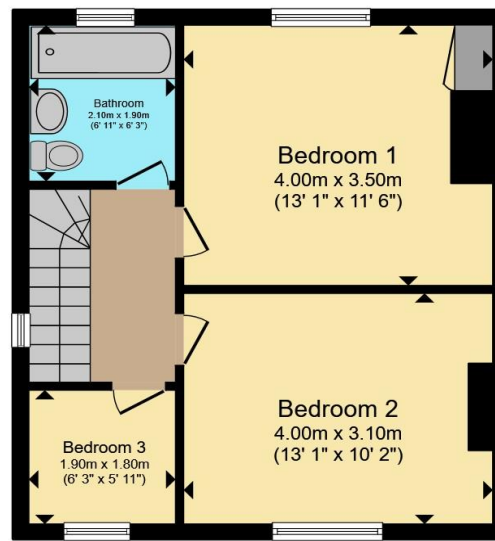








Ground Floor



First Floor

Total floor area 92.5 m² (995 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

**Paul
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To view this property please contact Paul Dubberley on

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97 Walsall Street
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EPC Rating: D Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PWE104564

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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