

**for sale**

offers in the region of

**£220,000** Freehold



**Beech Road Wednesbury WS10 9NR**

**\*\*BEAUTIFULLY PRESENTED THREE  
BEDROOM SEMI DETACHED  
PROPERTY\*\*** Ideal family or investment  
purchase. Located in Wednesbury  
(Darlaston), close to local shops, schools  
and amenities. We recommend internal  
viewings, to appreciate the accommodation  
we have on offer.



# Property Details

## Entrance Hall

Radiator.

## Lounge 10' 9" x 16' 4" ( 3.28m x 4.98m )

Front and rear aspect double glazed window and radiator.

## Kitchen 10' 5" x 6' 9" ( 3.17m x 2.06m )

Rear aspect double glazed window, new kitchen installation including sink and drainer, wall and base units with hob, oven, extract hood and washing machine.

## Bathroom

2 x front aspect double glazed windows, w/c, bath with over head shower and wash hand basin.

## Landing

Doors to bedrooms.

## Bedroom One 16' 3" x 9' 2" ( 4.95m x 2.79m )

Front and rear aspect double glazed window and radiator.

## Bedroom Two 12' 4" x 8' 6" ( 3.76m x 2.59m )

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

## Bedroom Three 12' 4" x 7' 1" ( 3.76m x 2.16m )

Rear aspect double glazed window and radiator.

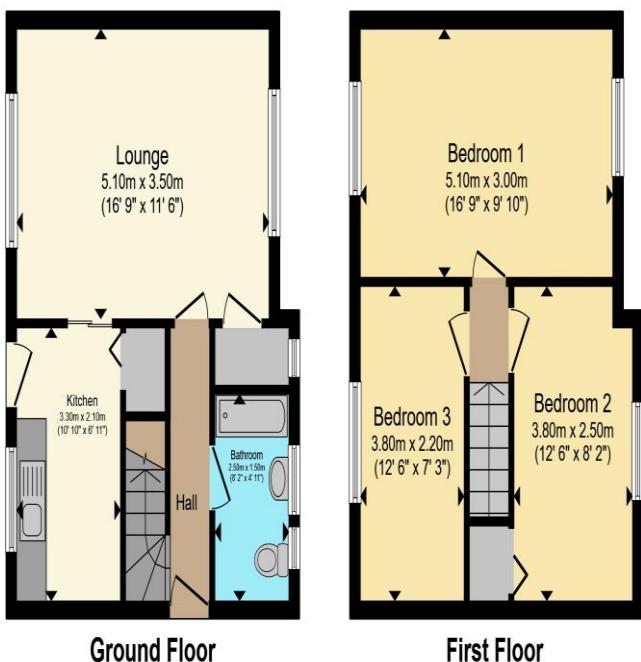
## Front Garden

Paved driveway.

## Rear Garden

Lawn and patio area.





Total floor area 73.0 m<sup>2</sup> (786 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)



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: PWE104189 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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.

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