for sale

offers over **£250,000** Freehold

Paul Dubberley



Maple Avenue Wednesbury WS10 0RJ

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Property Description

Occupying a generous corner plot, this spacious three-bedroom semi-detached property has been extended to provide excellent family living accommodation throughout. The home offers a well-balanced layout, featuring a welcoming entrance hall, a bright and comfortable lounge, and a substantial extended kitchen/dining area that serves as the heart of the home, ideal for both everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom. The property's corner plot position provides a large front garden, side and rear garden, offering plenty of outdoor space for children and further landscaping opportunities. There is also ample off-road parking and potential for further development.

This extended semi-detached home represents an excellent opportunity for families seeking spacious and versatile accommodation in a desirable residential setting.

Entrance Hall

Radiator, understairs storage and stairs to landing.

Living Room

13' 1" x 11' 10" (3.99m x 3.61m)

Front aspect double glazed bay window, built in gas fire and laminate flooring.

Dining Room Area

10' 5" x 10' 4" (3.17m x 3.15m)

Rear aspect double glazed window and radiator.

Kitchen

10' 3" x 7' 3" (3.12m x 2.21m)

Side aspect double glazed window, part tiled walls, sink and drainer, integrated oven and hob with extractor over, spot lights, boiler, wall and base units and tiled flooring.

Conservatory

12' 2" x 6' 5" (3.71m x 1.96m)

Side and rear aspect double glazed windows and tiled flooring.

Downstairs W/C

w/c, wash hand basin, radiator and tiled splash back.

Landing

Side aspect double glazed window and boarded lift with power and lighting.

Bedroom One

11' 5" x 12' 8" (3.48m x 3.86m)

Front aspect double glazed window and radiator.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

Rear aspect double glazed window and radiator.

Bedroom Three

9' 2" x 7' 5" (2.79m x 2.26m)

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

Bathroom

Rear aspect double glazed window, wash hand basin with vanity, radiator, bath, w/c, lino flooring and part tiled walls.

Front Garden

Spacious frontage with block paved driveway and shrub boarders.

Rear Garden

Paved area and artificial lawn.

Agents Note

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







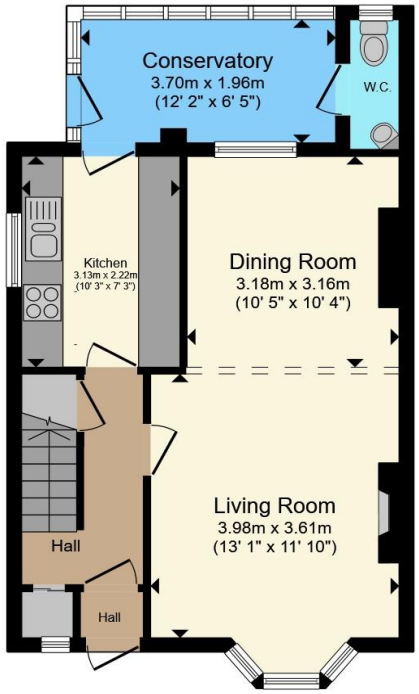




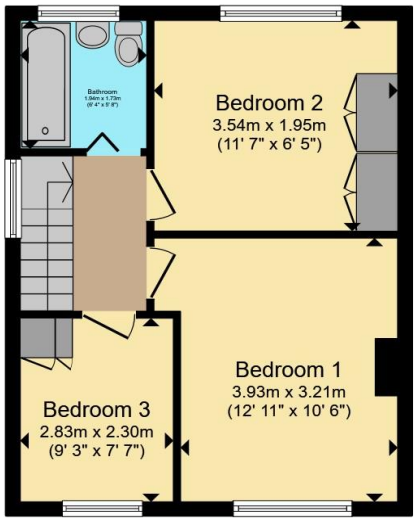








Ground Floor



First Floor

Total floor area 89.8 m² (966 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 Dubberley

To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWE104560

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman