

for sale

offers over **£210,000** Freehold



## Durham Road Wednesbury WS10 0SJ

### Two-Bedroom Semi-Detached Property

This well-presented two-bedroom semi-detached property offers comfortable and practical living throughout, making it an ideal home for first-time buyers, small families, or investors.



# Property Details

## Entrance Hall

Storage cupboard with gas meter and stairs to landing.

## Lounge 20' x 11' ( 6.10m x 3.35m )

Front aspect bay window, gas fire with brick surround, serving hatch to kitchen and rear aspect patio doors to garden.

## Kitchen 11' 2" x 7' 8" ( 3.40m x 2.34m )

Rear aspect window, wall and base units, partially tiled walls, sink and drainer, space for appliances.

## Landing

Side aspect window, loft access with ladders and cupboard with storage.

## Bedroom One 9' x 14' 2" ( 2.74m x 4.32m )

2 x front aspect windows and storage cupboard.

## Bedroom Two 10' 5" x 10' 7" ( 3.17m x 3.23m )

Rear aspect window and built in wardrobe.

## Bathroom

Rear aspect window, partially tiled walls, air vent, bath with shower over and wash hand basin with vanity.

## Front Garden

Block paved Driveway

## Rear Garden

Patio area, lawn area and gate leading to front.

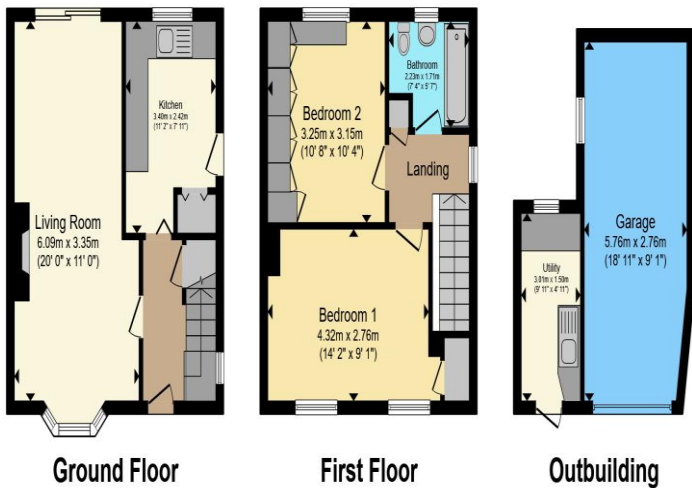
## Garage 8' 5" x 19' 2" ( 2.57m x 5.84m )

Power and lighting

## Outbuilding 10' x 4' 9" ( 3.05m x 1.45m )

Lino flooring, space for appliances, has electric and plumbing.





To view this property please contact Paul Dubberley on

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Property Ref: PWE104318 - 0003

Tenure: Freehold EPC Rating: E

Council Tax Band: B

Total floor area 87.1 m<sup>2</sup> (937 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)



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