

for sale

offers in the region of **£240,000** Freehold



## Hillary Avenue Wednesbury WS10 0HE

This well-presented three-bedroom semi-detached property offers comfortable family living, situated in a desirable residential location



# Property Details

## Porch

Side and front aspect double glazed windows.

## Entrance Hall

Stairs to landing.

## Living Room 20' 10" x 10' 4" ( 6.35m x 3.15m )

Front and rear aspect double glazed window, radiator and built in fire.

## W/C

Side aspect double glazed window and w/c.

## Conservatory 14' x 7' 2" ( 4.27m x 2.18m )

Rear aspect double glazed windows and rear aspect double glazed patio door.

## Kitchen 13' 6" x 7' 5" ( 4.11m x 2.26m )

Side aspect double glazed window, tiled splash back, wall and base units, sink and drainer, radiator and space for appliances.

## Landing

Doors to bedrooms and bathroom.

## Bedroom One 9' 8" x 13' 4" ( 2.95m x 4.06m )

Front aspect double glazed window, storage and radiator.

## Bedroom Two 10' 2" x 7' 4" ( 3.10m x 2.24m )

Rear aspect double glazed window and radiator.

## Bedroom Three 10' 6" x 8' 4" ( 3.20m x 2.54m )

Front aspect double glazed window and radiator.

## Bathroom

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

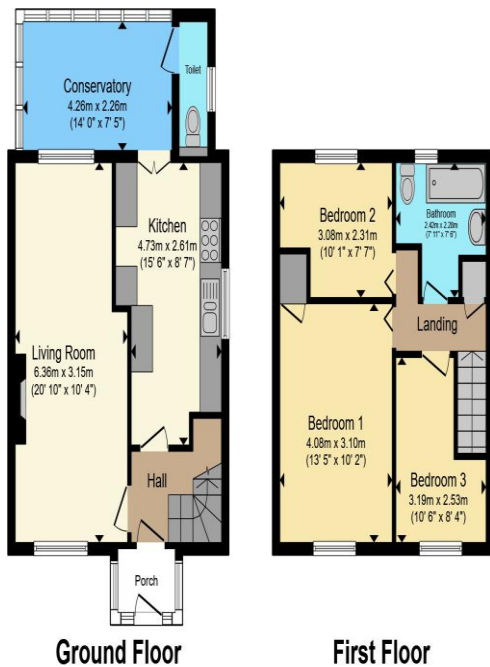
## Front Garden

Block paved driveway

## Rear Garden

low maintenance with artificial grass.





To view this property please contact Paul Dubberley on

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Property Ref: PWE104354 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: A

Total floor area 85.7 m<sup>2</sup> (922 sq.ft.) approx

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