for sale

offers over **£210,000** Freehold

Paul Dubberley

Avenue Road Wednesbury WS10 8AR

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Property Description

Three-Bedroom Mid-Terraced Property with On-Street Parking

This well-presented three-bedroom mid-terraced property offers comfortable and practical living, ideal for first-time buyers, small families, or investors.

The accommodation briefly comprises a welcoming entrance, a bright and spacious lounge, and a fitted kitchen with ample storage and worktop space. Upstairs, there are three well-proportioned bedrooms and a family shower room.

To the rear, the property benefits from a low-maintenance garden, providing a pleasant outdoor space for relaxing or entertaining. On-street parking is available to the front of the property for residents and visitors.

Conveniently located close to local amenities, schools, and transport links, this home offers both comfort and practicality in a popular residential area.

Early viewing is recommended to appreciate all this property has to offer.

Agents Note

There is a easement on the title, please enquire with branch.

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

Radiator.

Living Room

13' x 12' (3.96m x 3.66m)

Rear aspect patio doors to garden, electric fire, laminate flooring and radiator.

Dining Room

12' x 15' 2" (3.66m x 4.62m)

Front aspect bay window, gas fire and radiator.

Kitchen

6' 3" x 8' 9" (1.91m x 2.67m)

Rear aspect window, space for appliances, wall and base units, sink and drainer, tiled splash back, radiator and integrated over and hobs.

Landing

Radiator and doors to bedrooms and family bathroom.

Bedroom One

9' 1" x 13' (2.77m x 3.96m)

Rear aspect window, built in wardrobe and radiator.

Bedroom Two

12' 7" x 8' 9" (3.84m x 2.67m)

Front aspect window and radiator.

Bedroom Three

9' 8" x 6' 2" (2.95m x 1.88m)

Front aspect window and radiator

Shower Room

Rear aspect window, tiled walls and flooring, shower cubicle, wash hand basin, extractor fan and airing cupboard.

Outside W/C

4' 8" x 3' 4" (1.42m x 1.02m)

W/C, lino flooring and PVC ceiling and walls.

Outbuilding
6' x 3' 8" (1.83m x 1.12m)
Tiled flooring. Currently used as a laundry room.

Rear Garden
Patio and lawn area. Pond w/koi.

FLOWER MARKET

Ground Floor **First Floor**

Total floor area 95.9 m² (1,032 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

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97 Walsall Street
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EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PWE104416

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