

for sale

offers in the region of

**£230,000** Freehold



**Heathfield Lane West Wednesbury WS10 8QR**

**\*\*THREE BEDROOM SEMI DETACHED PROPERTY\*\*** Ideal for family or investment purchasers. Located in a popular area of Wednesbury. We recommend internal viewings to appreciate the accommodation we have on offer.



# Property Details

## Lounge 14' 4" x 12' 8" ( 4.37m x 3.86m )

Front aspect double glazed bay window, radiator and storage.

## Kitchen 10' 10" x 8' 8" ( 3.30m x 2.64m )

Rear aspect double glazed window, radiator, boiler, wall and base units, space for appliances and part tiled walls.

## Downstairs Bathroom

Side aspect double glazed window, w/c, bath with shower over, radiator, wash hand basin with vanity, tiled walls and flooring.

## Landing

Side aspect double glazed window, doors to bedrooms and w/c.

## Bedroom One 9' 5" x 9' 2" ( 2.87m x 2.79m )

Front aspect double glazed window and radiator.

## Bedroom Two 14' 5" x 9' 6" ( 4.39m x 2.90m )

Rear aspect double glazed window and radiator.

## Bedroom Three 8' 8" x 7' 9" ( 2.64m x 2.36m )

Rear aspect double glazed window and radiator.

## W/C

W/C, Wash hand basin and radiator.

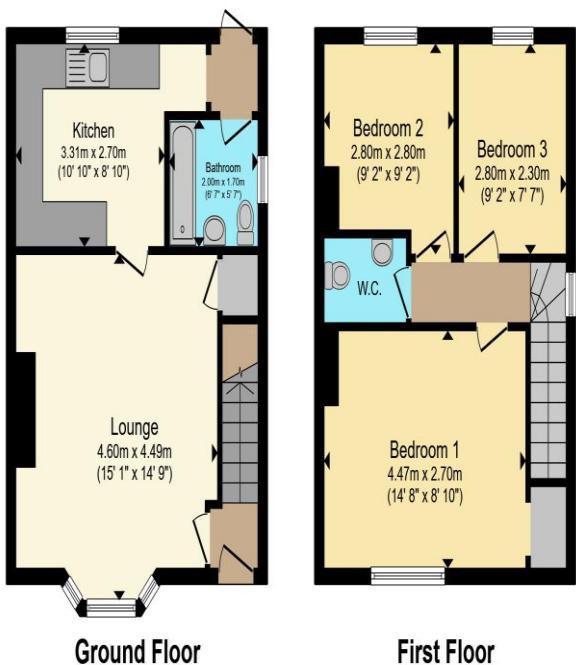
## Front Garden

Driveway

## Rear Garden

Lawn and patio area.





Total floor area 75.9 m<sup>2</sup> (817 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: PWE104138 - 0003**

**Tenure: Freehold EPC Rating: C**

**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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**