



**Brunswick Park Road, Wednesbury WS10 9QR**

**welcome to**

## **Brunswick Park Road, Wednesbury**

\*\*\*THREE BEDROOM MID-TERRACE PROPERTY\*\*\*POPULAR LOCATION IN WEDNESBURY\*\*\*NEAR TO LOCAL SCHOOLS, TRANSPORT LINKS AND AMENITIES\*\*\*TWO RECEPTION ROOMS\*\*\*DOWNSTAIRS FAMILY BATHROOM\*\*\*PRIVATE ENCLOSED REAR GARDEN\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*

### **Agent Note**

Council Tax Band is A.

### **Lounge**

Double glazed window to front, gas fireplace and central heating radiator.

### **Dining Room**

Double glazed window and central heating radiator.

### **Kitchen**

Wall and base units, fridge freezer, dishwasher, washer/dryer, integrated microwave, sink and mixer tap, oven and hob and drainer.

### **Bedroom One**

Double room, double glazed window and central heating radiator.

### **Bedroom Two**

Double room, double glazed window and central heating radiator.

### **Bedroom Three**

Single room, double glazed window and central heating radiator.

### **Bathroom**

Double glazed frosted window, walk-in shower, sink with storage, wc and heated towel rail.

### **Rear Garden**

Paved and lawn - right of way.





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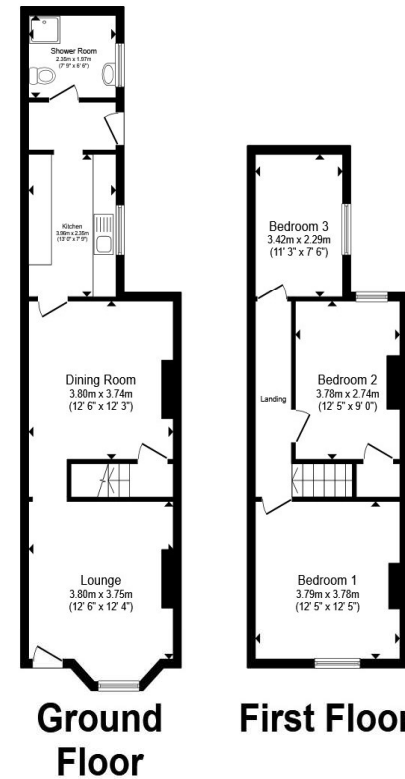
## Brunswick Park Road, Wednesbury

- Three Bedroom Mid-Terrace Home
- Perfect for Families, First Time Buyers and Investors
- Two Reception Rooms
- Family Bathroom Downstairs
- Generous Size Rooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of

**£190,000**



Total floor area 89.5 m<sup>2</sup> (964 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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Property Ref:  
GRB112781 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**0121 358 2281**



[greatbarr@shipways.co.uk](mailto:greatbarr@shipways.co.uk)



905 Walsall Road, Great Barr, BIRMINGHAM,  
West Midlands, B42 1TN



[shipways.co.uk](http://shipways.co.uk)