

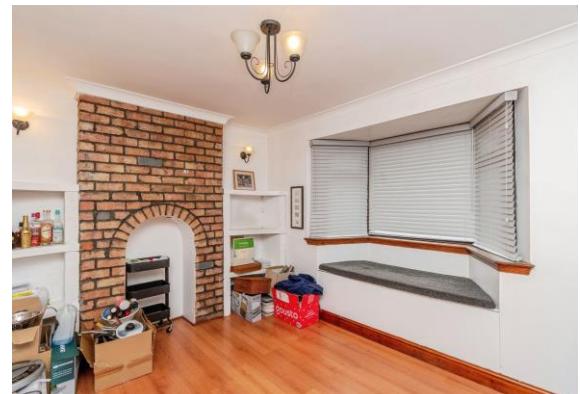
for sale

offers over **£290,000** Freehold



Wells Avenue Wednesbury WS10 8QN

****FOUR BEDROOM END TERRACED PROPERTY**** Located in Wednesbury (Darlaston) Close to local shops and amenities. We recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Entrance Hall

front aspect window, stairs to landing and doors to reception room and living room.

Rear aspect window and radiator.

Guest W/C

w/c and wash hand basin.

Front Garden

Charging point and driveway.

Living Room 16' 6" x 10' 9" (5.03m x 3.28m)

Rear aspect doors to conservatory.

Rear Garden

Decking area with stairs down to lawn and patio area.

Reception Room 12' into bay x 12' 6" (3.66m into bay x 3.81m)

Front aspect bay window.

Kitchen 15' 8" x 8' 2" (4.78m x 2.49m)

Side aspect window, wall and base units, sink and drainer, fitted cooker, five ring gas hob with extractor over and space for dishwasher.

Utility 9' 2" x 6' 7" (2.79m x 2.01m)

Rear aspect window, sink and drainer and space for utilities.

Conservatory 15' 1" x 7' 5" (4.60m x 2.26m)

Rear aspect windows, tiled flooring and double doors to garden.

Bathroom 6' 9" x 7' 2" (2.06m x 2.18m)

w/c, wash hand basin with vanity unit, bath and tiled flooring.

Bedroom One 15' 7" x 13' 6" (4.75m x 4.11m)

Rear aspect window, wallk in wardrobe, radiator and door to en suite.

Bedroom Two 18' 5" x 7' 7" (5.61m x 2.31m)

Front aspect window and radiator.

Bedroom Three 11' x 11' 1" (3.35m x 3.38m)

Front aspect window and radiator.

Bedroom Four 7' 8" x 8' (2.34m x 2.44m)

Front aspect window and radiator.

Office 5' 9" x 4' 7" (1.75m x 1.40m)





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.focalagent.com

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.

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**97 Walsall Street
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Property Ref: PWE103978 - 0008

Tenure: Freehold EPC Rating: D

Council Tax Band: B