

for sale

offers in the region of **£200,000** Freehold



Bradshaw Avenue Wednesbury WS10 8QA

A fantastic opportunity to modernise this spacious home in a popular Wednesbury location. Close to schools, shops, and excellent transport links including nearby rail stations and bus routes. Full of potential, this property is ideal for buyers looking to create a personalised space.



Property Details

Hallway

Access from front garden via Front Door, Stairs to landing, Access to Living Room, Dining Room and Kitchen

Living Room 12' 6" x 9' 4" Plus Bay (3.81m x 2.84m Plus Bay)

Access from Hallway, Front Double Glazed Bay Window, Fireplace and Surround.

Dining Room 11' 5" x 11' 8" (3.48m x 3.56m)

Rear Double Glazed Window, Fireplace and Featured Surround.

Kitchen 8' 1" x 8' 7" (2.46m x 2.62m)

Access from Hallway, Side Double Glazed Window, Wall and Base Units with Worktop Over, Sink and Drainer Overlooking Rear Garden. Side access to rear garden.

Downstairs Wc

Access from hallway, WC.

Landing

Stairs from Hallway, Access to Three Bedrooms and Shower Room.

Bedroom One 11' 3" x 11' 3" (3.43m x 3.43m)

Front Double Glazed Window.

Bedroom Two 9' 6" x 12' 6" Max (2.90m x 3.81m Max)

Rear Double Glazed Window, Built in Wardrobes.

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

Front Double Glazed Window.

Shower Room

Rear Double Glazed Window, Shower, Shower Tray & Curtain, WC, Wash Hand Basin.





Total floor area 82.8 m² (891 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.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.

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Property Ref: PWE104011 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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