

Cottons

CHARTERED SURVEYORS

35 Charlotte Road, Wednesbury,
WS10 7NE

Offers in the Region Of
£189,950



- Three Bedroom Mid-Terrace Home
- Two Reception Rooms
- First Floor Bathroom
- EPC Rating: C
- Hallway
- Fore Court with Potential for Off Road Parking (Subject to Drop Kerb)

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A SPACIOUS two storey mid-terrace home with THREE BEDROOMS and TWO RECEPTION ROOMS in a convenient residential location.

Benefiting from uPVC double glazing and combi gas central heating, this ideal first time purchase or family home comprises good size fore court with potential for off road parking for multiple vehicles (subject to drop kerb permission), hallway, two reception rooms, kitchen, three bedrooms, first floor bathroom, private side passageway and rear garden.

Offered with NO UPWARD CHAIN.

Property Tenure

Freehold

Council Tax Band

B

EPC

C

Location

The property is situated in a convenient residential location, approximately:

- 320 metres from Wednesbury Tram Stop.
- 0.8 miles from Wednesbury Town Centre.
- 1.7 miles from Tipton Train Station.
- 1.7 miles from Gallagher Shopping Park.
- 1.9 miles from Junction 9 of the M6.
- 7.5 miles from Birmingham City Centre.

Description

A traditional two storey mid-terrace home of traditional brick construction, surmounted by a tile pitched roof.

The property is in a presentable condition.

Benefiting from uPVC double glazing and combi gas central heating.

Accommodation

Please refer to the floor plan for room measurements.

Ground Floor

Hallway, front reception room, kitchen, rear reception room.

First Floor

Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (single), bathroom with bath having shower over and WC.

Outside

Front - Fore Court with potential for off road parking for multiple vehicles, subject to drop kerb permission.
Rear - Garden.

The property further benefits from a secure gated private passageway providing access from front fore court to the garden.

Availability

The property is offered with vacant possession and no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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35 Charlotte Road

Approximate Gross Internal Area = 73.6 sq m / 792 sq ft

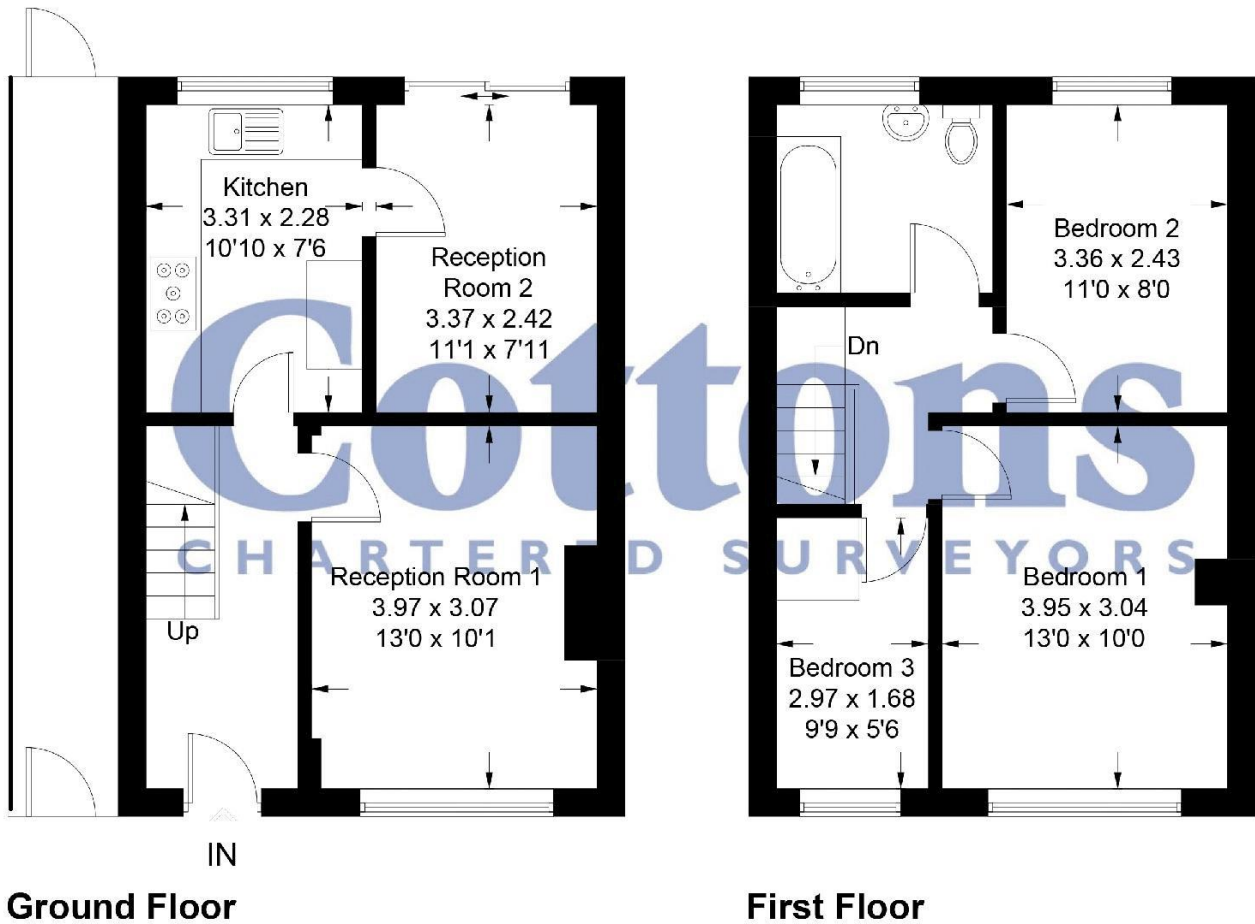


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