

for sale

offers in the region of **£190,000** Freehold

**Paul
Dubberley**



Willenhall Street Wednesbury WS10 8HW

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Property Description

This beautifully presented two-bedroom mid-terrace property with no upward chain offers comfortable modern living, making it an ideal choice for first-time buyers, small families, or investors alike.

The property welcomes you with a bright and inviting living room, tastefully decorated and perfect for both relaxing and entertaining. To the rear, you'll find a modern fitted kitchen/diner with ample storage and workspace, providing a practical and stylish setting for everyday living.

Upstairs boasts two well-proportioned bedrooms, both thoughtfully presented, alongside a contemporary family bathroom finished to a high standard.

Externally, the home benefits from off-street parking, adding convenience, as well as a pleasant rear garden, ideal for outdoor enjoyment and low-maintenance living.

This property combines comfort, style, and practicality.

Agents Note

There is an easement on the title, please enquire with the branch.

Lounge

11' 9" x 12' 4" (3.58m x 3.76m)
Front aspect double glazed window, laminate flooring, 2 x radiators and cupboard housing the boiler

Dining Room

9' 1" x 9' 3" (2.77m x 2.82m)
2 x side aspect double glazed windows, rear aspect double glazed window, sky light and 2 x radiator.

Kitchen

7' 8" x 13' 6" (2.34m x 4.11m)

Rear aspect double glazed window, wall and base units, sink and drainer, lino flooring, part tiled walls, fitted electric cooker and hob with extractor over, space for appliances and radiator.

Guest W/C

Rear aspect double glazed window, lino flooring, w/c and wash hand basin with vanity unit.

Landing

loft access, doors to bedrooms and bathroom

Bedroom One

13' 8" x 10' 2" (4.17m x 3.10m)
Front aspect double glazed window and radiator.

Bedroom Two

9' 8" x 8' 9" (2.95m x 2.67m)
Rear aspect double glazed window, laminate flooring and radiator.

Bathroom

Rear aspect double glazed window, laminate flooring, radiator, tiled walls, extractor fan, w/c, bath with shower screen and wash hand basin with vanity unit.

Front Garden

Driveway

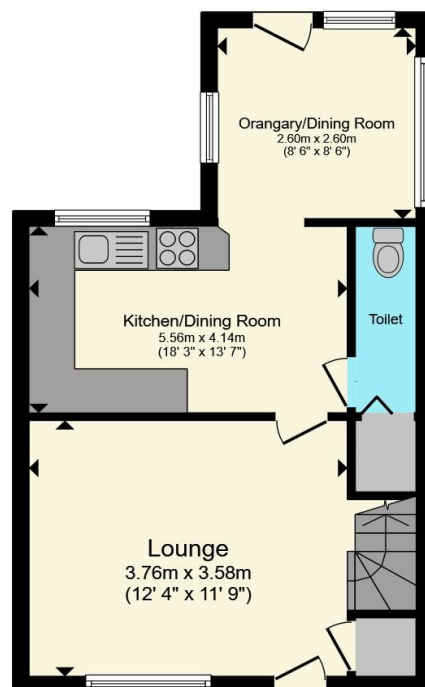
Rear Garden

Patio and lawn area, pond at the rear of the garden and 2 x shed.

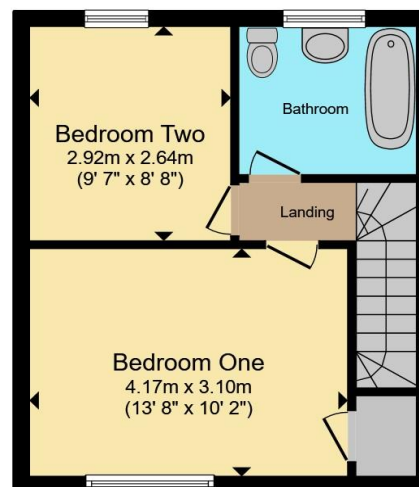








Ground Floor



First Floor

Total floor area 69.1 m² (744 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



To view this property please contact Paul Dubberley on

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97 Walsall Street
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EPC Rating: C Council Tax
 Band: A

view this property online PaulDubberley.co.uk/Property/PWE104506

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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