

for sale

offers in the region of **£270,000** Freehold



St. Marys Road Wednesbury WS10 9DL

****FOUR BEDROOM SEMI DETACHED SPACIOUS FAMILY HOME**NO CHAIN.** Located in a popular area of Wednesbury close to local shops, schools and amenities. We would recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Lounge 26' 5" x 12' 9" (8.05m x 3.89m)

Front aspect double glazed bay window, x 2 electric fires, rear patio doors and x 2 radiators.

land across England and Wales, Your Conveyancer will take necessary steps and advise you accordingly.

Kitchen 7' 8" x 15' 8" (2.34m x 4.78m)

Fitted Kitchen. Side aspect double glazed window, x 2 radiators, wall mounted cupboards, sink and drainer.

Landing

Side aspect double glazed window and doors to bedrooms and bathroom.

Bedroom One 11' x 11' 4" (3.35m x 3.45m)

Front aspect double glazed window, radiator and x 2 built in wardrobes.

Bedroom Two 15' 10" x 7' 4" (4.83m x 2.24m)

x 2 front aspect double glazed windows, x 2 radiators and door to landing.

Bedroom Three 10' 8" x 11' 4" (3.25m x 3.45m)

Rear aspect double glazed window, radiator and built in storage.

Bedroom Four 7' 2" x 8' 2" (2.18m x 2.49m)

Rear aspect double glazed window and radiator.

Bathroom

Rear aspect double glazed window, walk in shower, tiled walls, mirror wall cupboard, wash hand basin and w/c.

Front Garden

Rear Garden

Garage 10' 5" x 16' 7" (3.17m x 5.05m)

Located at the back of the property.

Garage 17' 10" x 7' 1" (5.44m x 2.16m)

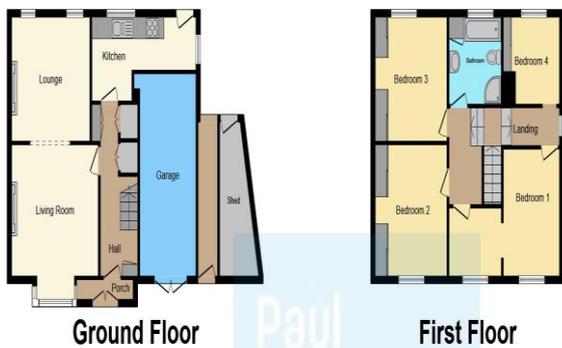
Located at the front of property.

Outhouse 14' 5" x 5' 8" (4.39m x 1.73m)

Additional Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of





Outbuilding

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.

To view this property please contact Paul Dubberley on

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Property Ref: PWE103450 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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