

for sale

£255,000 Freehold



## Crankhall Lane Wednesbury WS10 0DY

**\*\*WELL PRESENTED THREE BEDROOM END TERRACED PROPERTY\*\*** Located in a popular area of Wednesbury (Friar Park). Located close to local shops, schools and amenities. We recommend internal viewings to appreciate the accommodation we have on offer.



# Property Details

## Entrance Hall

Doors to lounge and stairs to landing

## Lounge 14' 1" x 13' 9" ( 4.29m x 4.19m )

Front aspect double glazed window, log burner, radiator and laminate flooring.

## Reception Room 11' x 9' 1" ( 3.35m x 2.77m )

Side aspect double glazed window.

## Kitchen 17' 1" x 8' 7" ( 5.21m x 2.62m )

Rear aspect double glazed window and patio doors, electric oven with gas hob and extractor over, radiator, part tiled walls, wall and base units, spot lights and sink and drainer.

## Landing

Side aspect double glazed window and doors to bedrooms.

## Bedroom One 17' 5" x 10' 6" ( 5.31m x 3.20m )

2 x front aspect double glazed windows, radiator and storage.

## Bedroom Two 7' 8" x 11' 7" ( 2.34m x 3.53m )

Rear aspect double glazed window, radiator and laminate flooring.

## Bedroom Three 9' 1" x 8' 8" ( 2.77m x 2.64m )

Rear aspect double glazed window, radiator and laminate flooring.

## Downstairs Bathroom

Wash hand basin with vanity, bath with shower over and shower screen, w/c, radiator and laminate flooring.

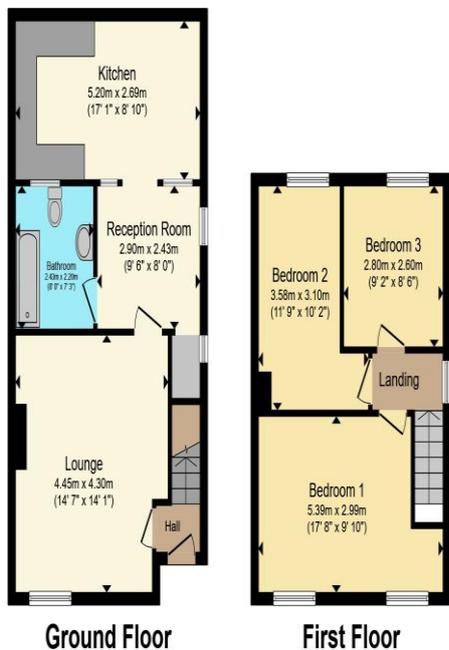
## Front Garden

Driveway and gate to rear.

## Rear Garden

Well presented rear garden with lawn and patio area.





Total floor area 85.3 m<sup>2</sup> (918 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

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

Property Ref: PWE104277 - 0007

Tenure: Freehold EPC Rating: C

Council Tax Band: A

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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)