for sale

offers over **£260,000** Freehold

Paul Dubberley

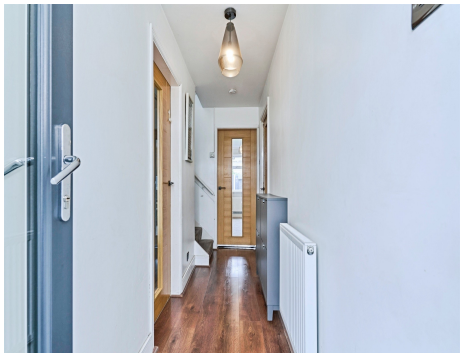


Meeting Street Wednesbury WS10 7PW

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Property Description

Three-Bedroom Detached Property – Stylish Family Home

This beautifully presented three-bedroom detached property offers spacious and versatile living, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed by a bright and inviting hallway leading to a generous living room, perfect for relaxing or entertaining guests. The modern fitted kitchen provides ample storage and workspace, with room for dining and direct access to the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, including a spacious master bedroom, a second double bedroom, and a comfortable single room, ideal as a child's bedroom, guest room, or home office. A contemporary family bathroom is fitted with modern fixtures and finishes.

Externally, the home benefits from a private rear garden, offering a great space for outdoor dining and family activities. To the front, there is residential parking.

Located in a sought-after residential area, this property is close to local schools, amenities, and transport links, making it perfectly suited for modern family living.

Entrance Porch

Side aspect double glazed window and door to entrance hall.

Entrance Hall

Stairs to landing and radiator.

Lounge

12' 9" x 17' 3" (3.89m x 5.26m)
Rear aspect double glazed window and patio doors.

Dining Room

Front aspect double glazed window, radiator, laminate flooring and door to rear.

Kitchen

9' 8" x 9' (2.95m x 2.74m)
Front aspect double glazed window, sink and drainer, wall and base units, space for appliances and extractor fan.

Landing

Side aspect double glazed window and storage.

Bedroom One

10' 3" x 10' (3.12m x 3.05m)
Rear aspect double glazed window and radiator.

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m)
Front aspect double glazed window and radiator.

Bedroom Three

10' x 6' 11" (3.05m x 2.11m)
Rear aspect double glazed window and radiator.

Bathroom

Front aspect double glazed window, tiled walls, radiator, wash hand basin with storage, shower cubicle, bath and radiator.

Front Garden

Lawn area, block paved driveway with gate.

Rear Garden

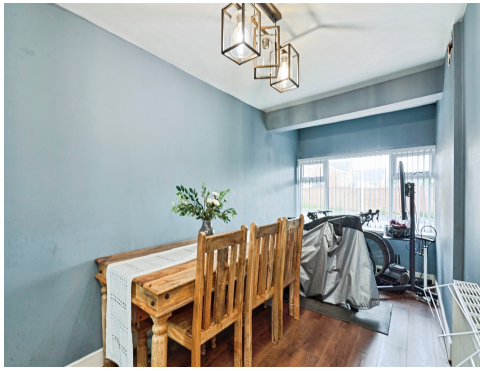
lawn and patio area.

Agents Note

AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







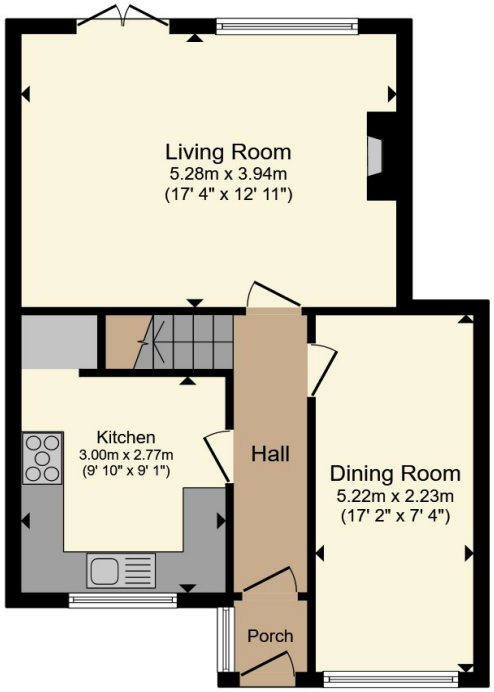




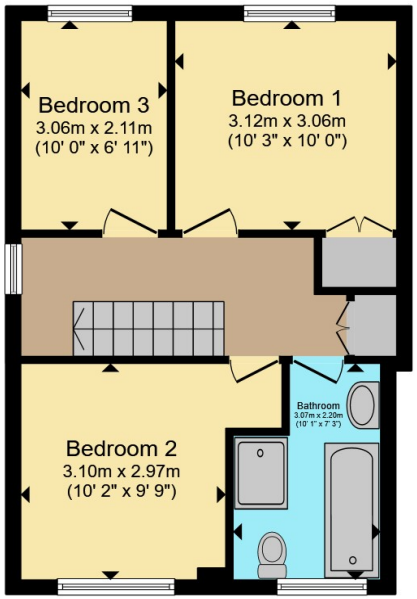








Ground Floor



First Floor

Total floor area 93.7 m² (1,009 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

Paul Dubberley

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97 Walsall Street
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EPC Rating: C

Council Tax Band: D

view this property online PaulDubberley.co.uk/Property/PWE104368

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.