

for sale

offers in the region of **£160,000** Freehold



Smith Avenue Wednesbury WS10 7SB

This two-bedroom semi-detached property offers an excellent opportunity for buyers looking to put their own stamp on a home. Requiring updating throughout, the property is ideal for first-time buyers, investors, or those seeking a refurbishment



Property Details

Entrance Hall

Electric box and stairs to landing.

Living Room 13' 8" x 11' 2" (4.17m x 3.40m)

Front aspect bay window, radiator and fire surround.

Kitchen 7' 9" x 11' 2" (2.36m x 3.40m)

Rear aspect window, wall and base units, sink and drainer, space for appliances, vinyl flooring, radiator and sliding door to living room.

Landing

Side aspect window and loft access.

Bedroom One 11' 2" x 14' 3" (3.40m x 4.34m)

Front aspect window, storage cupboard and radiator.

Bedroom Two 10' 2" x 8' 6" (3.10m x 2.59m)

Rear aspect window, radiator, storage cupboard and radiator.

Bathroom

Rear aspect window, shower cubicle, radiator, wash hand basin, tiled walls and flooring.

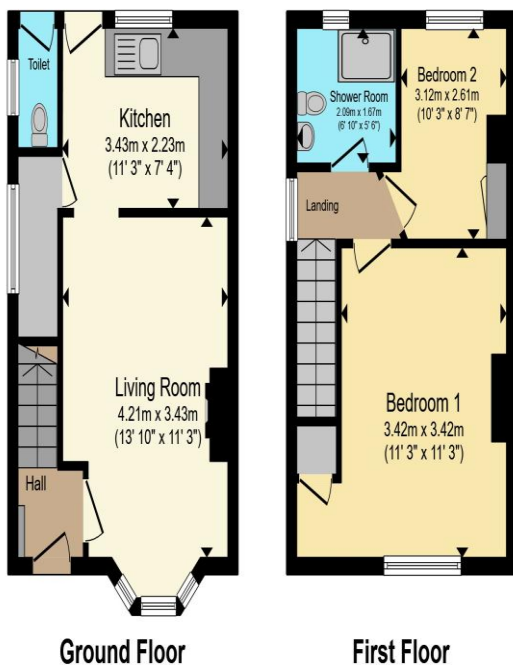
Front Garden

Slabbed driveway.

Rear Garden

Outdoor tap, patio and lawn area.





To view this property please contact Paul Dubberley on

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 WEDNESBURY WS10 9BY

Property Ref: PWE104432 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

Total floor area 57.4 m² (618 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



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.

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