PAUL CARR Estate Agents Sales & Lettings

Bloxwich | 01922 701286 | Bloxwich@paulcarrestateagents.co.uk



Curtin Drive, Wednesbury, WS10 8RJ

£190,000

£190,000

3 | 1 | 1

Paul Carr Estate Agents are pleased to present this well-presented three-bedroom terraced home in Moxley, Wednesbury. Offering attractive interiors, practical living accommodation and a low-maintenance rear garden, this property would make an appealing purchase for first-time buyers and growing families.

The entrance hall leads into a welcoming lounge, where a bay window brings in natural light. A contemporary media wall incorporates a television recess and electric fire, while fitted storage and display shelving complement the room. To the rear, the dining area features decorative wall panelling and French doors opening onto the garden, creating a pleasant setting for everyday meals and entertaining. The adjoining kitchen offers a range of contrasting light and dark fitted units, complemented by wood-effect work surfaces, an integrated oven, hob and extractor hood. A window overlooking the garden and a rear access door provide natural light and a practical connection to the outside space.

Upstairs, the landing serves three bedrooms, comprising two double bedrooms and a third single bedroom that could alternatively suit a home office or nursery. The family bathroom features a white suite with a shower over the bath, glazed shower screen, vanity wash basin and WC. Outside, the property benefits from a paved frontage bordered by established hedging. The enclosed rear garden combines artificial lawn with a generous decked seating area, providing an easy-to-maintain space for relaxing and outdoor dining.

The Moxley location offers access to amenities in Wednesbury, Bilston and Darlaston. For commuters, Bradley Lane Metro stop provides tram connections towards Birmingham and Wolverhampton, together with park-and-ride facilities. Road connections through the surrounding Black Country network provide access to neighbouring towns and the wider region.

Viewing is recommended to appreciate the accommodation and presentation on offer.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.





















Property Specification

THREE-BEDROOM TERRACED HOME
WELCOMING LOUNGE WITH BAY WINDOW AND CONTEMPORARY MEDIA WALL
DINING AREA WITH FRENCH DOORS TO THE GARDEN
FITTED KITCHEN WITH CONTRASTING UNITS AND WOOD-EFFECT WORKTOPS
ENCLOSED REAR GARDEN WITH ARTIFICIAL LAWN AND DECKED SEATING AREA

Entrance Hall

Lounge/Diner 24' 9" into recess x 11' 4" (7.54m x 3.45m)

Kitchen 9' 9" x 6' 7" (2.97m x 2.01m)

Bedroom 1 13' 1" x 12' 8" plus recess (3.98m x 3.86m)

Bedroom 2 11' 3" x 9' 7" into recess (3.43m x 2.92m)

Bedroom 3 10' 0" into recess x 6' 9" (3.05m x 2.06m)

Family Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

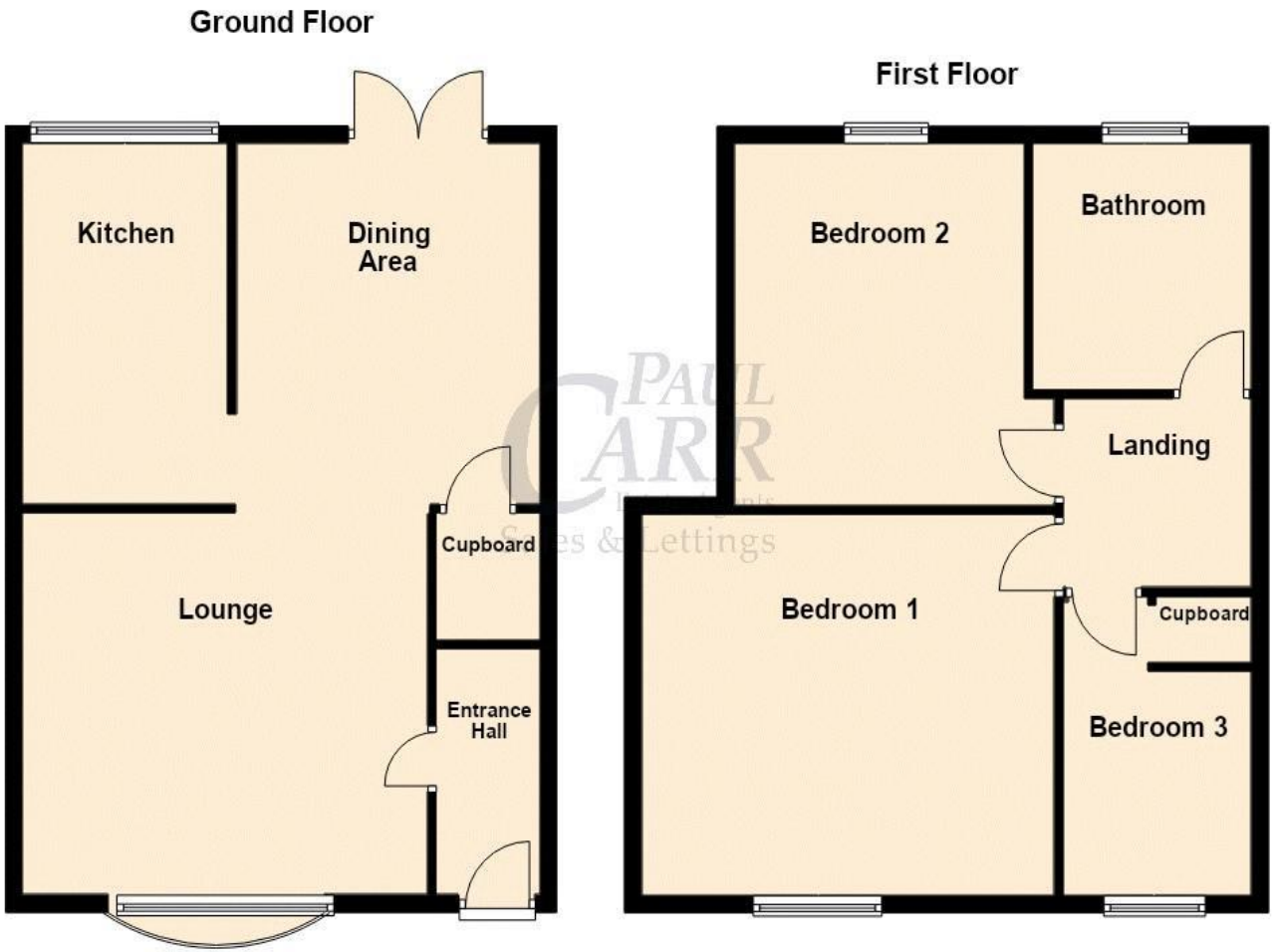
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

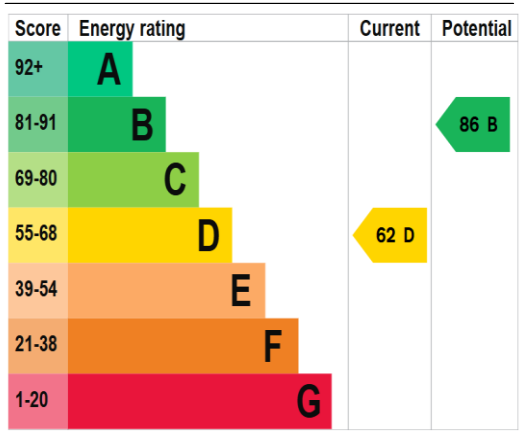
Services connected: Gas, Electric, Water, Drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

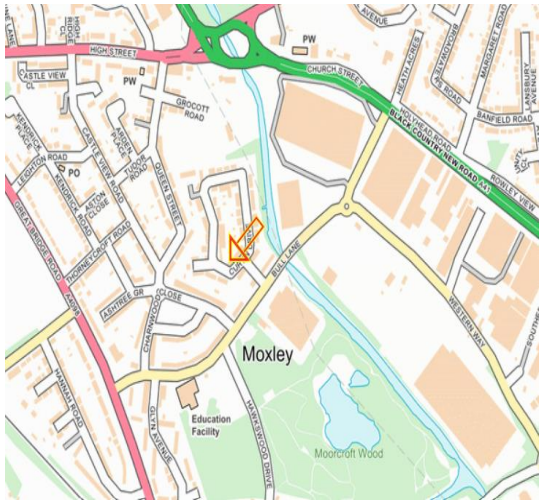


Energy Efficiency Rating



The graph shows this property's current and potential energy rating.

Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman