

for sale

offers in the region of **£370,000** Freehold



**Basalt Lane WEDNESBURY WS10 8WF**

Do you need help selling your property?

Do you need help finding the right mortgage?

Do you have a property to let?

Here at Paul Dubberley Wednesbury we offer free advice on the house buying and selling process.

Contact us on 0121 505 2522

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## Entrance Hallway

Front aspect double glazed window, laminate flooring, ceiling light point, radiator, stairs to first floor landing, doors to WC, reception room and kitchen.

## W.C

Front aspect double glazed window, WC, wash hand basin, laminate floor, radiator and ceiling light point.

## Reception Room 18' 2" x 10' 1" ( 5.54m x 3.07m )

Front aspect double glazed bay window. ceiling point and radiator.

## Kitchen Diner 16' 2" x 17' 8" ( 4.93m x 5.38m )

Rear aspect double glazed window, rear aspect double glazed french doors with access to rear garden, sky light windows, wall and base units with work surfaces over including island, sink and drainer, tiled splash backs, double electric oven, hob with extractor over, fitted fridge freezer, radiator, ceiling spot lights, laminated flooring and door to the utility cupboard housing plumbing for washing machine.

## First Floor Landing

Radiator, doors to bedrooms and shower room. Stairs also leading to second floor landing.

## Bedroom Two 10' 10" x 9' ( 3.30m x 2.74m )

Rear aspect double glazed window, ceiling point and radiator.

## Bedroom Three 10' 5" x 8' 11" ( 3.17m x 2.72m )

Front aspect double glazed window, ceiling light point and radiator.

## Bedroom Four 6' 6" x 8' 3" ( 1.98m x 2.51m )

Rear aspect double glazed window, ceiling light point and radiator.

## Shower Room

Front aspect double glazed window, bath, shower cubicle, w/c, wash hand basin with vanity unit, tiled splash back, laminate flooring, ceiling spot lights and radiator.

## Second Floor Landing

Rear aspect double glazed window, radiator, door to bedroom One and storage cupboard.

## Bedroom One 12' max x 17' 8" max ( 3.66m max x 5.38m max )

3 x double glazed sky light windows to front, ceiling light point, radiator and door to ensuite.

## En Suite

Rear aspect double glazed skylight window, shower cubicle, w/c, wash hand basin with vanity unit, splash back tiling, laminate flooring, ceiling spot lights and radiator.

## Garage

Up and over door, power and lighting, side aspect door leading to rear garden.

## Agents Note

Managed Freehold - Vendor has advised us that there is a service charge payable £175 per year for common areas/ shared amenities to Trust Green.

There is an existing Right of Way at the property, please enquire with the branch for further details.

There is a easement on the title, please enquire with the branch.



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: PWE103894 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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)