

for sale

offers in the region of **£220,000** Freehold

**Paul
Dubberley**



Sarah Gardens Walsall WS5 4PP

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Property Description

This three-bedroom terraced property offers spacious and versatile accommodation, making it an ideal home for first-time buyers, growing families, or investors. Situated in a convenient residential location, the property benefits from a private driveway providing off-road parking.

The ground floor comprises a welcoming entrance hallway, a bright and spacious living room, and a fitted kitchen with ample storage and workspace. There is also space for dining, creating a practical area for family meals and entertaining.

To the first floor are three well-proportioned bedrooms, offering comfortable living space for the whole family, alongside a modern family bathroom fitted with a three-piece suite.

Externally, the property features a driveway to the front providing off-road parking, while the rear garden offers a private outdoor space suitable for relaxation, gardening, or entertaining guests.

Additional Notes

Service charge of £950 per year.

Porch

front and side aspect window and door to entrance hall.

Entrance Hall

Storage and stairs to landing.

Guest W/C

front aspect double glazed window, W/C and wash hand basin.

Storage Cupboard

Front aspect double glazed window

Living Room

Rear aspect double glazed window, electric fire and radiator.

Bedroom One

12' 5" x 11' 7" (3.78m x 3.53m)

Rear aspect double glazed window, built in wardrobe space, ample space for bedroom furniture and radiator.

Bedroom Two

9' x 11' 10" (2.74m x 3.61m)

Rear aspect double glazed window, space for wardrobe and radiator.

Bedroom Three

10' 9" x 6' 5" (3.28m x 1.96m)

Front aspect double glazed window, storage and radiator.

Bathroom

Front aspect double glazed window, bath with overhead shower, WC, wash hand basin, laminate flooring, extractor fan, radiator and part tiled walls

Front Garden

Driveway

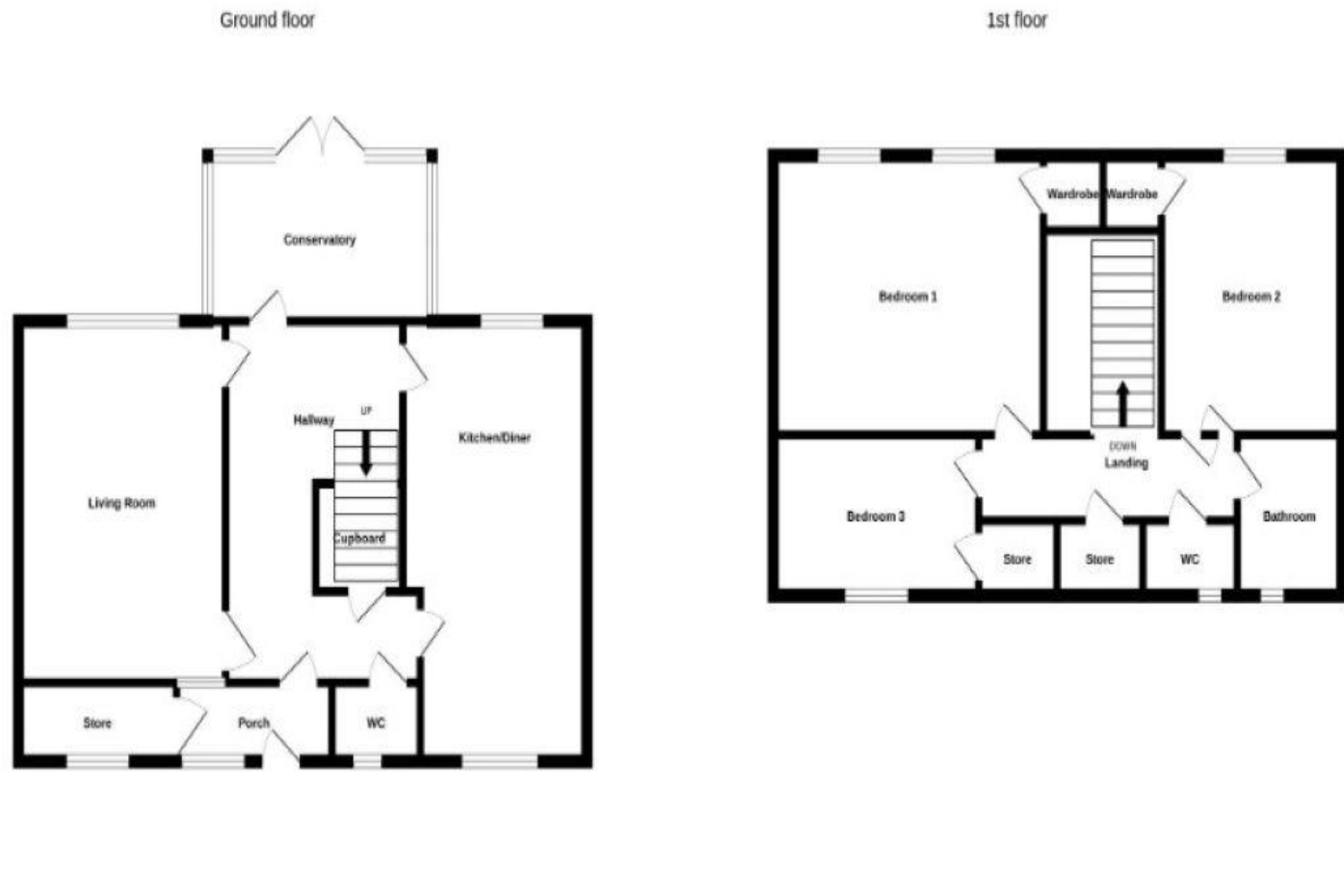
Rear Garden

Low maintenance - patio area and lawn area. Perfect for entertaining the guests









To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

EPC Rating: C Council Tax
 Band: B

view this property online PaulDubberley.co.uk/Property/PWE104485

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.

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