for sale

offers over **£200,000** Freehold

Paul Dubberley



Yardley Street Wednesbury WS10 8HR

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Property Description

This well-presented three-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal home for families, first-time buyers, or those looking to upsize.

The ground floor comprises a welcoming entrance hall, a bright and comfortable living room, and a fitted kitchen with ample storage and workspace. There is also plenty of room for dining and entertaining, creating a practical and sociable living environment.

To the first floor, the property benefits from three well-proportioned bedrooms and a family bathroom. Each bedroom offers comfortable living space with natural light throughout.

Externally, the property boasts a private driveway providing off-road parking for multiple vehicles. The rear garden offers a pleasant outdoor space, ideal for relaxing, entertaining guests, or family activities.

Conveniently located close to local amenities, schools, transport links, and green spaces, this attractive semi-detached home combines comfort, convenience, and practicality.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search. Please speak with your conveyancer.

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

Entrance Hall

Door to lounge and stairs to landing.

Living Room

14' 8" x 13' (4.47m x 3.96m)

Front aspect window, radiator and laminate flooring.

Kitchen/Diner

14' 8" x 8' 10" (4.47m x 2.69m)

Rear aspect window, radiator, space for appliances, sink and drainer, base units, tiled walls and laminate flooring.

Landing

Side aspect window, doors to bedrooms and bathroom.

Bedroom One

12' 5" x 9' 9" (3.78m x 2.97m)

Rear aspect window and radiator.

Bedroom Two

9' 10" x 9' 8" (3.00m x 2.95m)

Front aspect window and radiator.

Bedroom Three

9' 7" x 9' (2.92m x 2.74m)

Rear aspect window and radiator.

Bathroom

Front aspect window, bath, W/C, wash hand basin with vanity and radiator.

Front Garden

Driveway and gate to rear garden.

Rear Garden

Patio and lawn area.







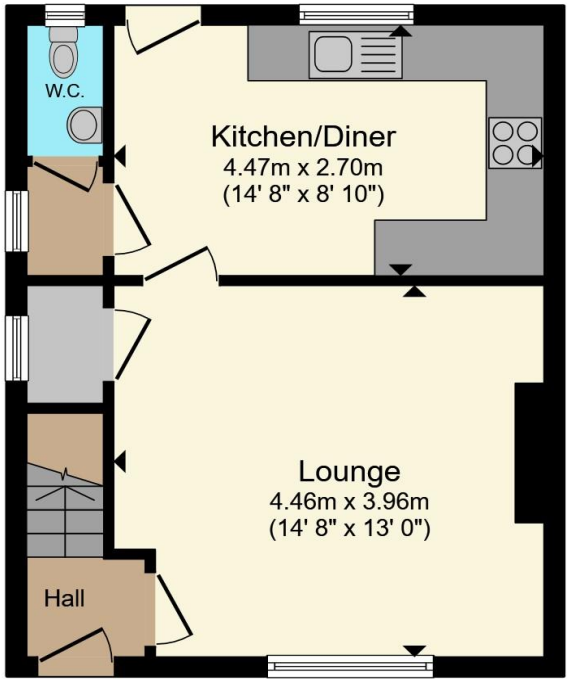




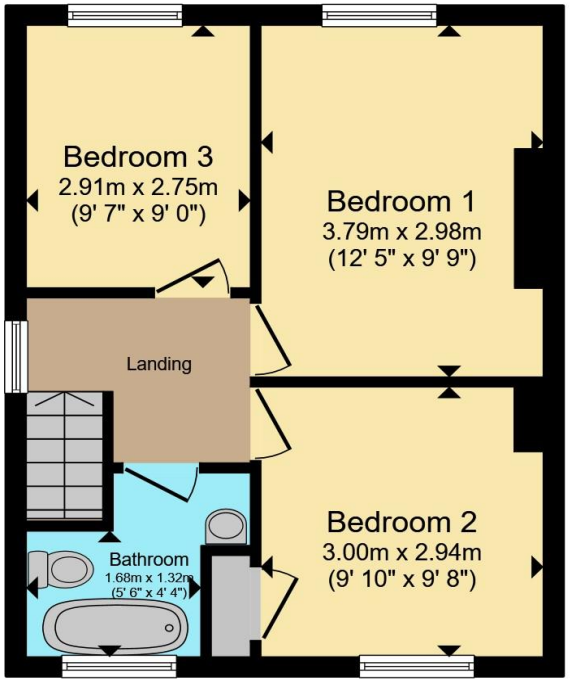





CRISP RICE
EAT
BAKE
COOK
Drink
Enjoy



Ground Floor



First Floor

Total floor area 72.9 m² (785 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

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97 Walsall Street
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EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PWE104537

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.

The Property Ombudsman