

for sale

offers in the region of **£240,000** Freehold



Kent Road Wednesbury WS10 0SN

****THREE BEDROOM SPACIOUS SEMI DETACHED PROPERTY WITH NO CHAIN!! IDEAL FOR FAMILY PURCHASERS, FIRST TIME BUYERS OR INVESTMENT BUYERS.** Located in a popular area of Wednesbury, close to local shops, schools and amenities. We recommend internal viewings to appreciate the accommodation we have to offer.

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Property Details

Entrance Hall

Side aspect window and radiator.

Lounge 12' 2" x 11' 3" (3.71m x 3.43m)

Front aspect double glazed bay window and radiator.

Dining Room 10' 2" x 11' 3" (3.10m x 3.43m)

Rear aspect double glazed window, radiator and electric fire.

Kitchen 7' 9" x 8' 4" (2.36m x 2.54m)

Rear aspect double glazed windows, wall and base units, space for fridge freezer and washing machine, gas hob and electric oven, tiled floor and radiator.

Landing

Side aspect double glazed window and access to loft.

Bedroom One 12' x 12' 1" (3.66m x 3.68m)

Rear aspect double glazed window, radiator and airing cupboard.

Bedroom Two 10' 8" x 11' 4" (3.25m x 3.45m)

Front aspect double glazed window, radiator and storage.

Bedroom Three 8' 4" x 8' 4" (2.54m x 2.54m)

Side aspect double glazed window and radiator.

Shower Room

Rear aspect double glazed window, shower cubicle, wash hand basin and radiator.

W/C

Side aspect double glazed window and w/c.

Front Garden

Brick retaining wall, driveway and lawn area.

Rear Garden

Patio and lawn area.

Garage

up and over door.

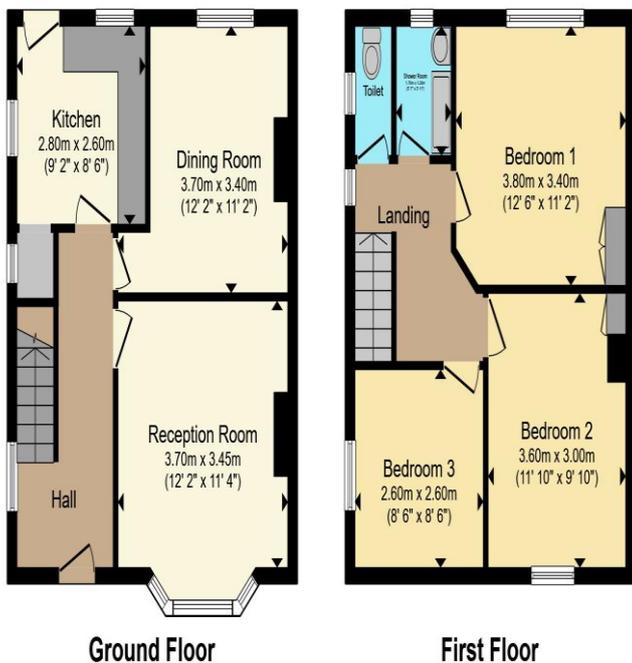
Brick Build Shed

Side aspect door and rear aspect window.

Agents Notes

The seller has advised that there is asbestos to the garage roof. Interested parties should contact the branch for more information and make further enquiries to ensure the property meets your own individual requirements in terms of financing options and any associated costs.





To view this property please contact Paul Dubberley on

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 WEDNESBURY WS10 9BY

Property Ref: PWE104286 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Total floor area 84.6 m² (910 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.

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.

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