

for sale

offers in the region of **£285,000** Freehold

**Paul
Dubberley**



Eastbourne Street WALSALL WS4 2BN

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Property Description

This beautifully renovated three-bedroom home has been finished to a high standard throughout, offering modern, stylish living while retaining a warm and welcoming feel.

The ground floor features a spacious living area with contemporary finishes, leading through to a modern fitted kitchen/dining space designed for both everyday living and entertaining. The renovation includes updated flooring, fresh décor, and upgraded fixtures throughout.

Externally, the property benefits from a private rear garden, ideal for relaxation and outdoor use. The home is conveniently located close to local amenities, schools, and transport links.

Conveniently located close to local amenities, schools, and transport links, this property combines practical living space with a desirable residential setting. Viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

Laminate flooring, storage cupboard and radiator.

W/C/Utility

Front aspect double glazed window, w/c. wash hand basin and utility area with sink and drainer.

Reception Room

14' 3" x 9' (4.34m x 2.74m)

Rear aspect double glazed patio doors and radiator.

Landing

Loft access, radiator, spot lights and storage cupboard.

Living Room

11' 4" x 17' 6" (3.45m x 5.33m)

Rear aspect double glazed window, Juliet balcony to rear and radiator.

Kitchen

Front aspect double glazed window, wall and base units, gas hob and electric cooker, built in microwave and coffee machine, breakfast island and spot lights.

Bedroom Three

8' 2" x 8' 2" (2.49m x 2.49m)

Front aspect double glazed window and radiator.

Landing

Doors to bedroom One, bedroom Two and bathroom.

Bedroom One

11' 7" x 15' 3" (3.53m x 4.65m)

Rear aspect double glazed window, sky lights, built in wardrobe and radiator.

Bedroom Two

11' 8" x 9' 4" (3.56m x 2.84m)

Front aspect double glazed window, built in wardrobes, skylight and radiator.

Front Garden

Pebbled area, patio walkway and block paved driveway.

Rear Garden

Large decking area, artificial lawn area and patio area.

Garage

16' 5" x 8' (5.00m x 2.44m)

up and over door. Power and lighting.

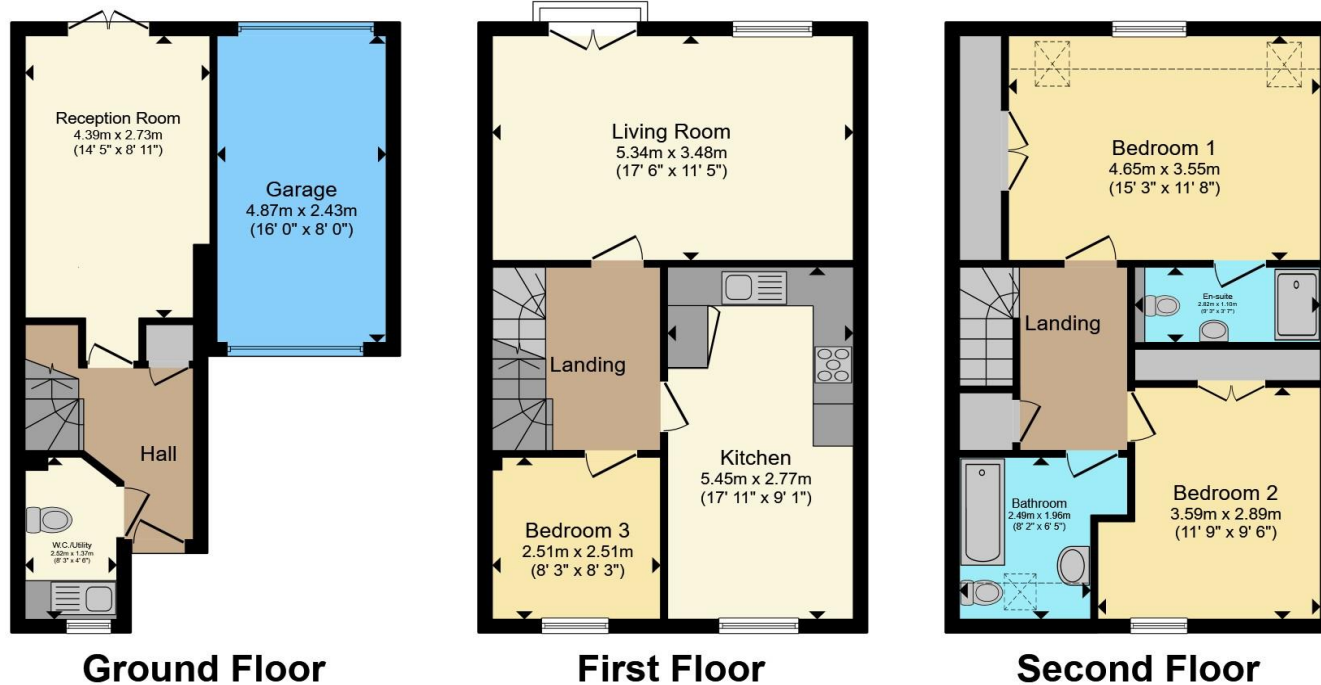
Agents Note

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









Total floor area 132.0 m² (1,421 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

**Paul
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To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

EPC Rating: B Council Tax
 Band: C

view this property online PaulDubberley.co.uk/Property/PWE103985

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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