

for sale

offers in the region of **£280,000** Freehold



## Wiley Avenue Wednesbury WS10 8QD

### Beautiful Three-Bedroom Semi-Detached Home

This charming three-bedroom semi-detached property offers the perfect blend of comfort, style, and practicality, making it an ideal choice for families, first-time buyers, or anyone seeking a well-presented home in a desirable location.



# Property Details

## Agents Note

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

**Shed** 7' 8" x 9' 10" ( 2.34m x 3.00m )

Two front aspect windows

## Entrance Hall

Dual aspect double glazed windows, tiled floor and doors to entrance hall

**Living Room** 11' 10" x 14' 10" ( 3.61m x 4.52m )

Front aspect double glazed bay window, radiator, spot lights and storage cupboard.

**Kitchen/Dining Room** 19' 6" x 17' 9" ( 5.94m x 5.41m )

Rear aspect double glazed window, rear aspect door, space for appliances, integrated fridge/freezer, wall and base units and gas cooker.

## Cloak Room

Fully tiled, radiator, w/c and wash hand basin.

## Landing

Side aspect double glazed window and loft hatch.

**Bedroom One** 11' 5" x 9' 9" ( 3.48m x 2.97m )

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

**Bedroom Two** 8' 8" x 10' 10" ( 2.64m x 3.30m )

Front aspect double glazed window and radiator.

**Bedroom Three** 8' x 8' 1" ( 2.44m x 2.46m )

Rear aspect double glazed window and radiator.

## Bathroom

Side aspect double glazed window, wash hand basin, bidet, bath with shower over and fully tiled.

## Front Garden

Concrete imprint driveway and access to garden.

## Rear Garden

Patio and lawn area.





To view this property please contact Paul Dubberley on

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Property Ref: PWE104326 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: A

Total floor area 98.7 m<sup>2</sup> (1,062 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](http://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.

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