

for sale
£150,000 Freehold

**Paul
Dubberley**



Burns Road Wednesbury WS10 8SR

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Property Description

This spacious three-bedroom mid-terrace property offers excellent potential for buyers looking to modernise and create a home tailored to their own tastes. Conveniently located close to local amenities, schools, and transport links, the property provides generous living accommodation throughout.

The ground floor comprises an entrance hallway leading to two well-proportioned reception rooms, offering flexible living and dining space. To the rear, there is a conservatory overlooking the garden, a fitted kitchen, separate utility room, and a convenient downstairs WC.

To the first floor, the property offers three bedrooms and a family bathroom.

Externally, the property benefits from a rear garden, providing ample outdoor space for relaxing and entertaining.

Requiring modernisation throughout, this property represents an excellent opportunity for first-time buyers, families, or investors seeking a project with plenty of potential.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Reception Room

12' 2" x 9' 2" (3.71m x 2.79m)

Lounge

13' 5" x 12' 2" (4.09m x 3.71m)

Kitchen

13' 1" x 7' 7" (3.99m x 2.31m)

Ground Floor Wc

Utility

14' 9" x 6' 3" (4.50m x 1.91m)

Conservatory

16' 11" x 9' 10" (5.16m x 3.00m)

Bedroom One

12' 6" x 10' 2" (3.81m x 3.10m)

Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m)

Bedroom Three

8' 8" x 12' 4" (2.64m x 3.76m)

Bathroom

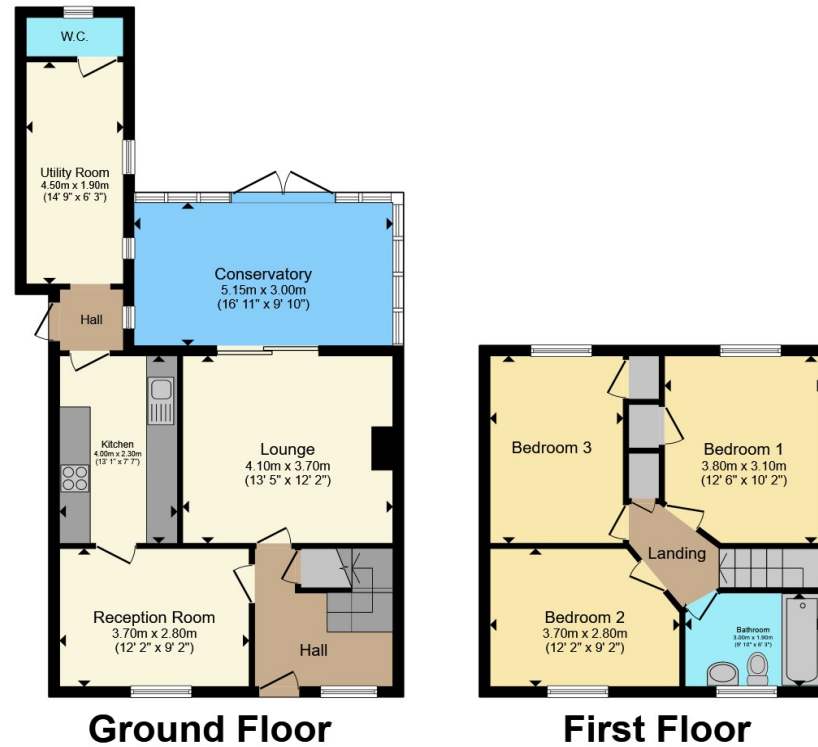
9' 10" x 6' 3" (3.00m x 1.91m)

Outside









Total floor area 115.4 m² (1,242 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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To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: Council Tax
Awaited Band: A

view this property online PaulDubberley.co.uk/Property/PWE104309

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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