

Paul Dubberley

Cobden Street Wednesbury

Cobden Street Wednesbury WS10 9RL

for sale offers over
£240,000







Property Description

A beautifully presented three-storey end-terrace family home offering spacious and versatile accommodation throughout. Boasting four well-proportioned bedrooms. This impressive property is ideal for growing families or those seeking flexible living space.

The ground floor features a welcoming entrance hall, a modern fitted kitchen, and a generous lounge/dining area with ample space for both relaxation and entertaining. A convenient cloakroom/WC completes the ground floor accommodation.

To the first floor are two bedrooms and a contemporary family bathroom. Occupying the entire top floor is two double bedrooms, providing a private retreat with a spacious layout and one en-suite bathroom.

Externally, the property enjoys the advantages of an end-terrace position, offering additional privacy. The rear garden provides a pleasant outdoor space for family enjoyment. Parking is located on the car park to the rear (gated access).

Entrance Hall

Radiator and doors to kitchen, living room and downstairs WC.

Living Room

12' 2" x 11' 11" (3.71m x 3.63m)
Rear aspect patio doors, 2x rear aspect windows and radiator.

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)
Front aspect window, wall and base units, built in fridge freezer and dish washer, electric oven and hobs, radiator, sink and drainer and tiled floor.

W/C

WC, wash hand basin and radiator,

Landing

Doors to bedrooms and bathroom

First Floor

Bedroom Three

12' 3" x 9' 11" (3.73m x 3.02m)
Front aspect bay window and 2 x radiators.

Bedroom Four

8' 10" x 12' (2.69m x 3.66m)
Rear aspect window and radiator.

Bathroom

Side aspect window, bath with shower over, heated towel rail, wash hand basin, part tiled wall and W/C.

Landing

Doors to bedrooms

Second Floor

Bedroom One

12' 1" x 8' 8" (3.68m x 2.64m)
2 x sky lights and radiator.

En Suite

Side aspect window, W/C, heated towel rail and sky light.

Bedroom Two

9' 11" x 12' 4" (3.02m x 3.76m)
Front aspect window and radiator.

Front Garden

On street parking with gated car park to rear.

Rear Garden

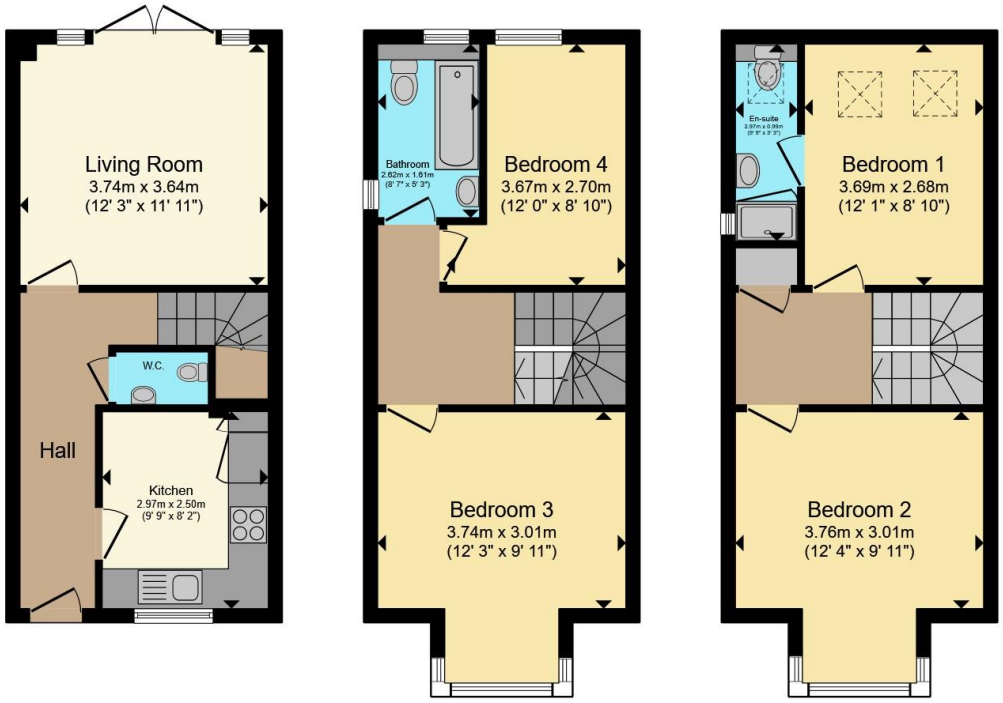
Lawn and decking area.

Agents Note

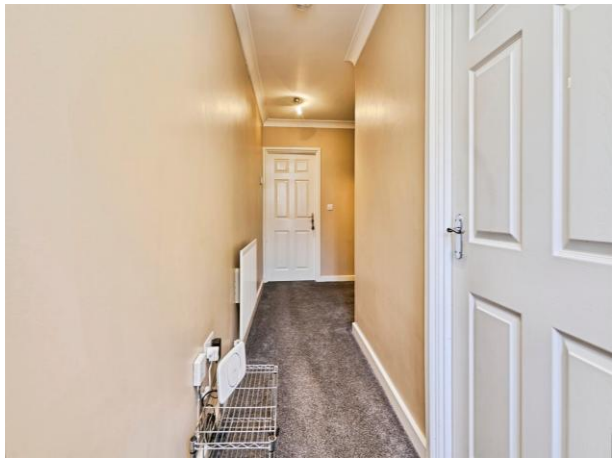
AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks











Total floor area 99.2 m² (1,068 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
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EPC Rating: C

Council Tax Band: A

Tenure: Freehold

view this property online PaulDubberley.co.uk/Property/PWE104542

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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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