

for sale
£170,000 Freehold

**Paul
Dubberley**



Addenbrooke Street Wednesbury WS10 8HJ

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Property Description

Offered to the market with cash purchasers only, this three-bedroom terraced property presents an excellent opportunity for investors, developers, or buyers looking to undertake a renovation project.

The accommodation briefly comprises a welcoming entrance hallway, spacious lounge, fitted kitchen and shower room. To the first floor there are three well-proportioned bedrooms, offering ample space for family living.

Requiring a programme of modernisation throughout, this property has significant potential to add value and create a desirable family home or rental investment.

Entrance Hall

Door to lounge and kitchen. Stairs to landing.

Lounge/dining Room

23' 7" x 12' 7" (7.19m x 3.84m)

Front aspect double glazed bay window, gas fire and fireplace, radiator.

Kitchen

11' 1" x 9' 1" (3.38m x 2.77m)

Rear aspect double glazed window, wash and base units, inset sink and drainer. Space for cooker, tiled flooring, washing machine, under stairs storage and doors too:

Shower Room

Dated required refurbishment.

Outer Lobby

Door to w.c, garden and shower.

Landing

Storage cupboard, carpet, loft hatch and doors to bedrooms.

Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)

Front aspect double glazed window and radiator.

Bedroom Two

11' x 11' (3.35m x 3.35m)

Rear aspect double glazed window.

Bedroom Three

7' 9" x 7' 9" (2.36m x 2.36m)

Front aspect double glazed window and radiator.

Bathroom

Rear aspect double glazed window, corner bath, shower head, tiled walls and flooring, W.C, vanity unit and heated towel rail.

Front Garden

Block paved frontage..

Rear Garden

Large rear garden, paved patio and lawn area.

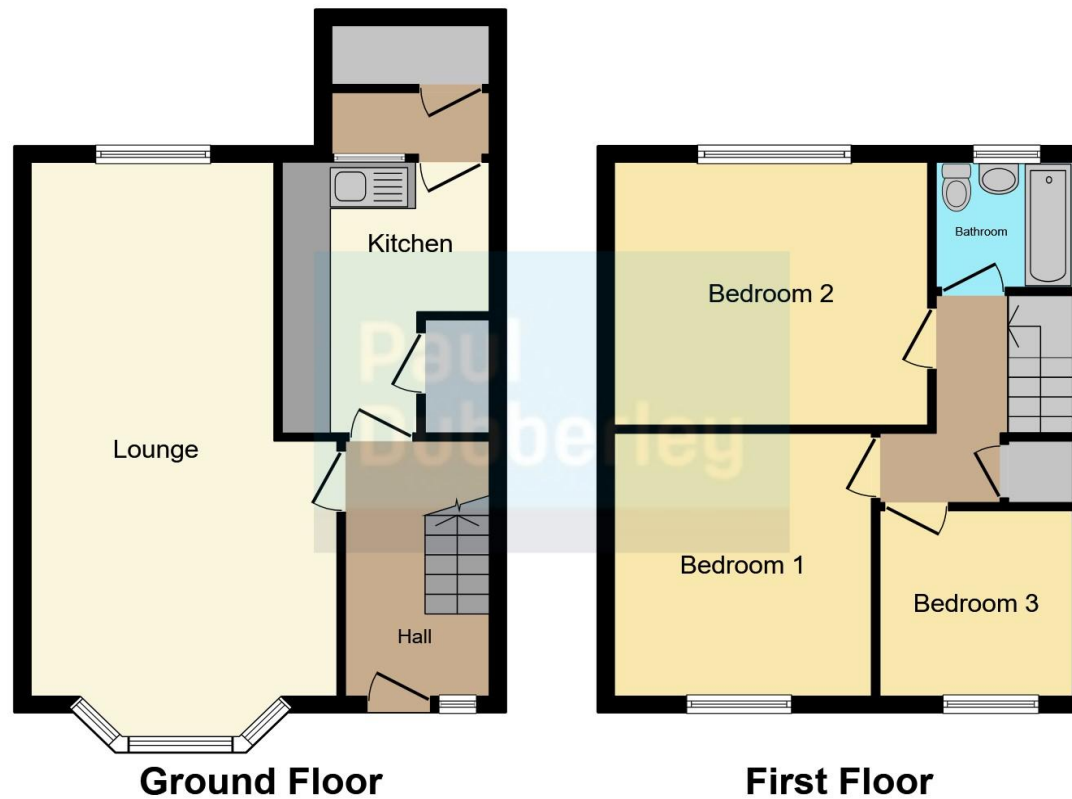
Agents Note

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









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

EPC Rating: D Council Tax
 Band: A

view this property online PaulDubberley.co.uk/Property/PWE102869

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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