

for sale

offers in the region of **£220,000** Freehold



## Friar Park Road Wednesbury WS10 0TA

A well-presented three-bedroom mid-terraced home located on the popular Friar Park Road in Wednesbury. This property is ideal for families or first-time buyers, featuring a bright living area, a fitted kitchen, and three generously sized bedrooms. Situated close to local amenities, and schools.



# Friar Park Road Wednesbury WS10 0TA

## Entrance Hall

Having a double glazed door to the front elevation, understairs storage cupboard, central heating radiator stairs to the first floor and doors to.

## Lounge

Having a double glazed window to the front elevation, fireplace with surround, double doors to the rear giving access to the kitchen and wooden flooring.

## Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces

over, one bowl stainless steel sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cooker hood over, plumbing for washing machine, door to rear garden, door to WC and central heating radiator.

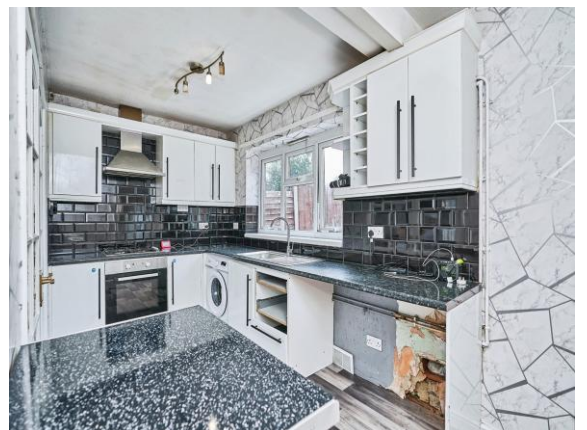
## Downstairs Wc

Part tiled with a low level WC

## Landing

Having stairs from the entrance hall, airing cupboard and doors to.

## Bedroom One



Having a double glazed window to the front elevation and central heating radiator.

### **Bedroom Two**

Having a double glazed window to the rear elevation and central heating radiator.

### **Bedroom Three**

Having a double glazed window to the rear elevation and central heating radiator.

### **Bathroom**

Having a double glazed window to the front elevation, part tiled, bath with shower over, low level WC, wash hand basin and central heating radiator.

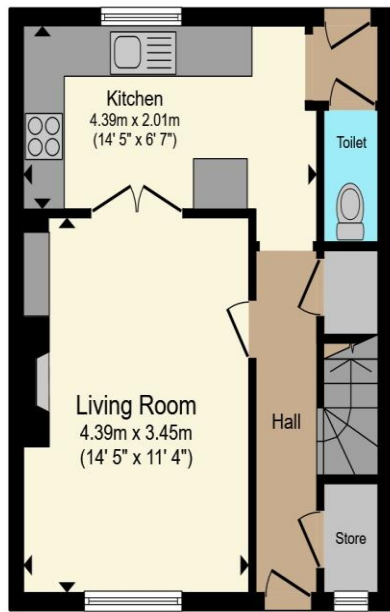
### **Front Garden**

Having a blocked paved driveway for parking.

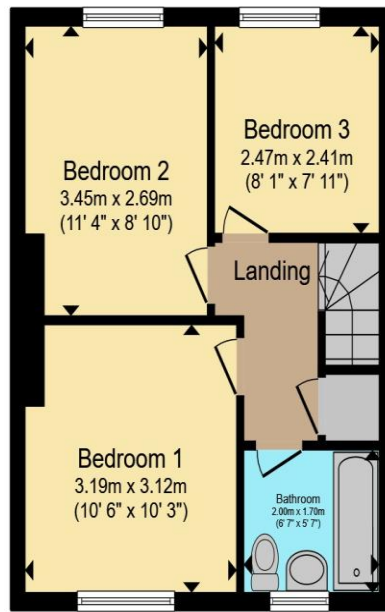
### **Rear Garden**

Having patio area, lawn area, surrounding shrubs, decked area to the rear and shed.

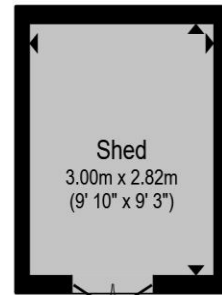




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 78.5 m<sup>2</sup> (845 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)



To view this property please contact Paul Dubberley on

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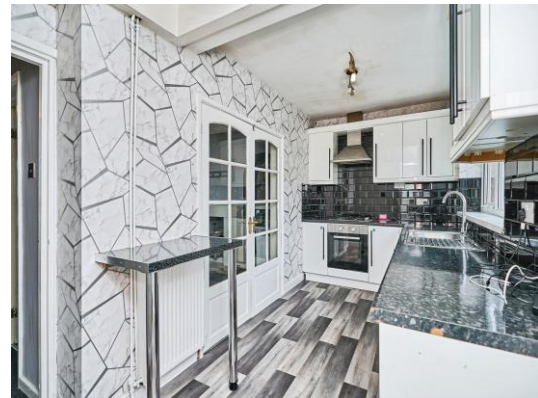
97 Walsall Street  
 WEDNESBURY WS10 9BY

Property Ref: PWE104414 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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