

for sale

£210,000 Freehold



## Newbolt Street WALSALL WS5 4PF

Paul Dubberley presents this **THREE-BEDROOM SEMI-DETACHED** home offering spacious accommodation throughout, including a generous living room, fitted kitchen, contemporary ground floor shower room, first floor WC, ample off-road parking and a substantial rear garden.

# Newbolt Street WALSALL WS5 4PF

## Hall

welcoming entrance hall.

## Living Room

13' 1" x 13' 7" ( 3.99m x 4.14m )

Having double-glazed window to front aspect and central heating radiator.

## Kitchen

8' 2" x 11' 6" ( 2.49m x 3.51m )

Having a range of wall and base units, integrated appliances, double-glazed window to rear and door to access rear garden.

## Shower Room

8' 2" x 4' 11" ( 2.49m x 1.50m )

Ground floor shower room comprising a shower cubicle, fully tiled surroundings, low-flush toilet and wash hand basin with vanity unit.

## Landing

## Bedroom One

9' 10" x 16' 10" ( 3.00m x 5.13m )

Generous principal bedroom having double-glazed window to front aspect and central heating radiator.

## Bedroom Two

10' 10" x 8' 2" ( 3.30m x 2.49m )

having double-glazed window to rear aspect and central heating radiator.

## Bedroom Three

4' 11" x 8' 2" ( 1.50m x 2.49m )

having double-glazed window to rear aspect and central heating radiator.

## Toilet

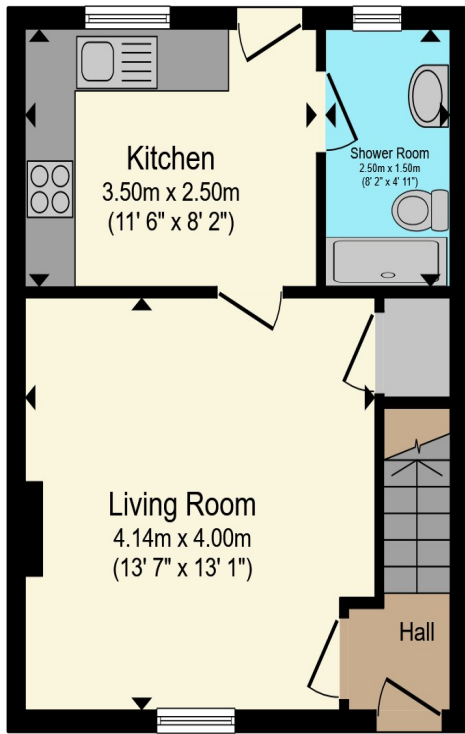
Fully tiled first floor wc comprising a low-flush toilet, wash hand basin and obscure glazed window.

## Rear Garden

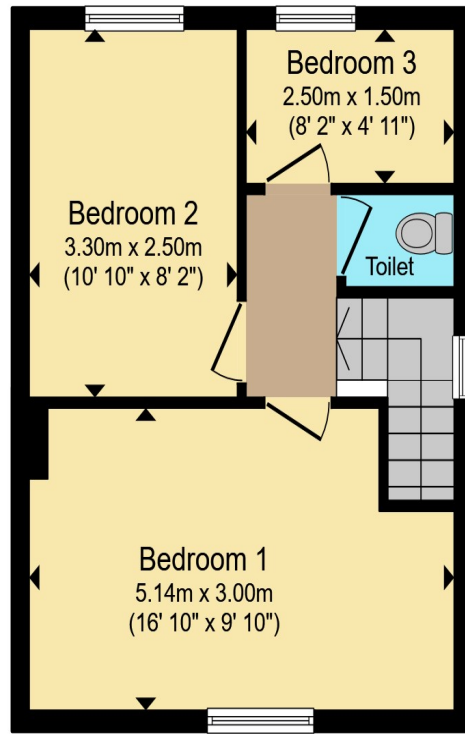
Private enclosed rear garden mainly laid to lawn with fenced boundaries.







**Ground Floor**



**First Floor**

Total floor area 67.3 m<sup>2</sup> (725 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



To view this property please contact Paul Dubberley on

**T 01902 633323**  
**E willenhall@pauldubberley.co.uk**

14 New Road  
 WILLENHALL WV13 2BG

Property Ref: PW1104622 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

**check out more properties at PaulDubberley.co.uk**



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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)