

for sale

offers over **£330,000** Freehold



Basalt Lane Wednesbury WS10 8WF

****THREE BEDROOM DETACHED FAMILY HOME OVERLOOKING THE LAKE****

Located in a popular area of Wednesbury close to local shops, schools and amenities! We recommend internal viewing to appreciate the accommodation we have to offer.



Property Details

Entrance Hall

Doors to lounge, guest w/c and kitchen. Stairs to landing.

Outbuilding 18' 9" x 9' (5.71m x 2.74m)

Up and over door and boiler.

Guest W/C

Front aspect double glazed window, w/c, wash hand basin and radiator.

Lounge 13' 2" into bay x 14' 8" (4.01m into bay x 4.47m)

Front aspect double glazed window, side aspect bay double glazed window and radiator.

Kitchen 17' 4" x 11' 2" (5.28m x 3.40m)

Rear aspect patio doors, skylights, laminated floor.

Landing

Rear aspect double glazed window and doors to bedrooms and bathroom.

Bedroom One 15' 6" x 9' 3" (4.72m x 2.82m)

Front aspect double glazed window, built in wardrobes and radiator.

En Suite

Rear aspect double glazed window, walk in shower, w/c, wash hand basin and heated towel rail.

Bedroom Two 10' 5" x 9' 9" (3.17m x 2.97m)

Front aspect double glazed window and radiator.

Bedroom Three 9' 9" x 8' 1" (2.97m x 2.46m)

Rear aspect double glazed window, side aspect double glazed window and radiator.

Family Bathroom

Front aspect double glazed window, wash hand basin, w/c, bath with shower over.

Front Garden

Driveway and lawn area with shrub boarders.

Rear Garden

Lawn and patio area





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.focalagent.com

To view this property please contact Paul Dubberley on

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**97 Walsall Street
 WEDNESBURY WS10 9BY**

Property Ref: PWE103986 - 0007

Tenure: Freehold EPC Rating: B

Council Tax Band: D

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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