

for sale

£170,000 Freehold



Bradshaw Avenue Wednesbury WS10 8QA

****THREE BEDROOM SEMI DETACHED FAMILY HOME**** Located in Darlaston area at the top of a quiet cul de sac with a spacious garden to the rear. Close to local amenities, we would recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Entrance Hall

Front aspect double glazed door, stairs to landing and door to lounge.

Guest W/C

W/C and side aspect double glazed window.

Lounge 14' max x 13' max (4.27m max x 3.96m max)

Front aspect double glazed window, built in fireplace and radiator. Understairs storage and doors to dining room.

Dining Room 14' max x 8' max (4.27m max x 2.44m max)

Door to w/c and kitchen.

Kitchen 10' 5" x 9' 8" (3.17m x 2.95m)

Rear aspect double glazed window, door to garden and bathroom. Wall and base units, space for cooker, sink and drainer, radiator and door to shower room.

Ground Floor Shower Room

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

Landing

Doors to bedrooms.

Bedroom One 17' 2" x 9' 10" (5.23m x 3.00m)

Front aspect double glazed window and radiator.

Bedroom Two 11' x 9' max (3.35m x 2.74m max)

Rear aspect double glazed window and radiator.

Bedroom Three 7' 1" x 7' 9" (2.16m x 2.36m)

Rear aspect double glazed window and radiator.

Front Garden

Brick retaining wall and off road parking.

Rear Garden

Large Lshaped garden, patio area with steps down to lawn and side gate access. Outbuilding with power and lighting (previously used as a work shop).





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: PWE104214 - 0003

Tenure: Freehold EPC Rating: F

Council Tax Band: A

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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