

for sale

offers over **£270,000** Freehold

**Paul
Dubberley**



Wiley Avenue Wednesbury WS10 8QD

Wiley Avenue Wednesbury WS10 8QD



Property Description

Beautiful Three-Bedroom Semi-Detached Home

The ground floor welcomes you with a warm and inviting living area, ideal for both everyday living and hosting guests. The kitchen offers a practical layout with modern units and direct access to the garden, creating a seamless indoor-outdoor flow. Upstairs, you'll find three comfortable bedrooms, each offering flexibility for sleeping, working, or storage needs. The family bathroom is stylishly finished, providing a calm and refreshing space.

Situated in a sought-after neighbourhood, the property benefits from excellent local schools, shops, and transport connections. Whether commuting or enjoying the local community, this home offers convenience and a welcoming environment.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search. Please speak with your conveyancer.

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

Entrance Hall

Dual aspect double glazed windows, tiled floor and doors to entrance hall

Living Room

11' 10" x 14' 10" (3.61m x 4.52m)
Front aspect double glazed bay window, radiator, spot lights and storage cupboard.

Kitchen/Dining Room

19' 6" x 17' 9" (5.94m x 5.41m)

Rear aspect double glazed window, rear aspect door, space for appliances, integrated fridge/freezer, wall and base units and gas cooker.

Cloak Room

Fully tiled, radiator, w/c and wash hand basin.

Landing

Side aspect double glazed window and loft hatch.

Bedroom One

11' 5" x 9' 9" (3.48m x 2.97m)

Rear aspect double glazed window, radiator and built in wardrobe.

Bedroom Two

8' 8" x 10' 10" (2.64m x 3.30m)

Front aspect double glazed window and radiator.

Bedroom Three

8' x 8' 1" (2.44m x 2.46m)

Rear aspect double glazed window and radiator.

Bathroom

Side aspect double glazed window, wash hand basin, bidet, bath with shower over and fully tiled.

Front Garden

Concrete imprint driveway and access to garden.

Rear Garden

Patio and lawn area.

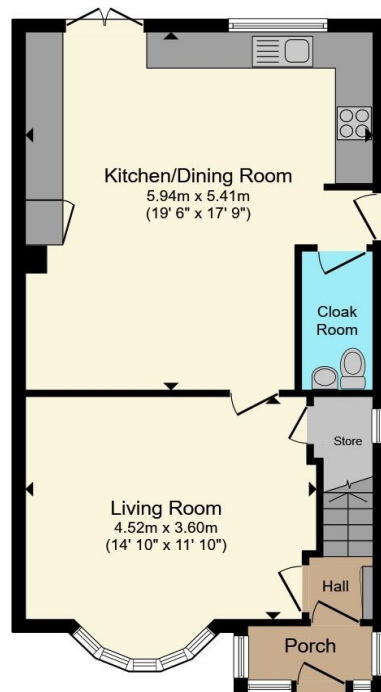
Shed

7' 8" x 9' 10" (2.34m x 3.00m)
Two front aspect windows

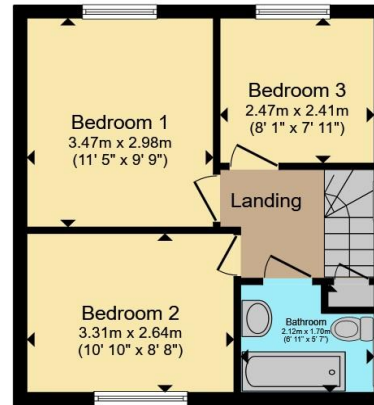




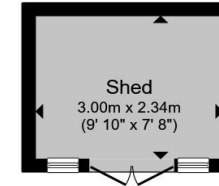




Ground Floor



First Floor



Garage

Total floor area 98.7 m² (1,062 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 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: D Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104326

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PWE104326 - 0004

