

for sale

offers in the region of **£375,000** Freehold



## Burns Road Wednesbury WS10 8SR

Six-Bedroom Mid-Terrace Property with Loft Conversion

This spacious six-bedroom mid-terraced home offers generous and flexible accommodation arranged over multiple floors, making it ideal for large families, professional sharers, or investors seeking a high-capacity property.



# Property Details

## Agents Note

There is an easement on the title, please enquire with Branch.

## Entrance Hall

Front aspect double glazed window, wooden Flooring, radiator and storage cupboard.

## Living Room 14' x 11' 4" ( 4.27m x 3.45m )

Front aspect double glazed window, gas fire with surround sound, storage cupboards, 2 x radiators, laminated floor and door to kitchen.

## Kitchen/Dining Area 11' 7" x 22' 5" ( 3.53m x 6.83m )

2 x rear aspect double glazed windows, wooden flooring, wall and base units, splash back tiling, cooker with gas hobs with extractor over, sink and drainer and space for appliances.

## Utility Room 14' 8" x 5' 9" ( 4.47m x 1.75m )

Tiled walls, wall and base units and space for washing machine.

## W/C

Partially tiled, rear aspect double glazed window, w/c and wash hand basin.

## Conservatory

Dual aspect double glazed windows

## Garden Room

Concrete flooring and open to garden.

## First Floor

### Landing

Front aspect double glazed window and storage cupboard.

## Bedroom Five 8' 6" x 10' 6" ( 2.59m x 3.20m )

Front aspect double glazed window and radiator.

## Nursery Area 5' 2" x 7' ( 1.57m x 2.13m )

Front aspect double glazed window.

## Bedroom Three 8' 9" x 10' 8" ( 2.67m x 3.25m )

Rear aspect double glazed window, radiator and storage

cupboard.

## Bedroom Six 9' x 8' ( 2.74m x 2.44m )

Rear aspect double glazed window and radiator.

## Bedroom Four 11' 8" x 9' ( 3.56m x 2.74m )

Rear aspect double glazed window, radiator and storage cupboard.

## Shower Room

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

## Second Floor

### Landing

Storage cupboard and doors to bedrooms and bathroom

## Bedroom One 12' 1" x 16' 7" ( 3.68m x 5.05m )

Rear aspect double glazed window, sky light, radiator and storage cupboard.

## Bedroom Two 8' 7" x 13' 2" ( 2.62m x 4.01m )

Rear aspect double glazed window and radiator.

## Bathroom

Free standing bath, sky light, wash hand basin and radiator.

## Front Garden

Driveway and shared gate/alley way to rear garden.

## Rear Garden

Patio and lawn area

## Shed One 14' 6" x 8' 5" ( 4.42m x 2.57m )

2 x side aspect double glazed windows.

## Shed Two 13' 6" x 9' 8" ( 4.11m x 2.95m )

2 x front aspect windows.





To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

Property Ref: PWE104362 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

Total floor area 200.7 m<sup>2</sup> (2,160 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)



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)