

for sale

offers in the region of **£200,000** Freehold



Callear Road Wednesbury WS10 7LX

****THREE BEDROOM SEMI DETACHED PROPERTY WITH GREAT POTENTIAL****
Located in a popular area of Wednesbury!
Close to local schools, shops and amenities. We recommend internal viewings to appreciate the accommodation we have to offer.



Property Details

Entrance Hall

Radiator and storage cupboard.

Lounge 12' 9" x 15' 3" (3.89m x 4.65m)

Front aspect double glazed bay window, radiator, fireplace and surround.

Kitchen 8' 3" x 16' 3" (2.51m x 4.95m)

Rear aspect double glazed window, wall and base units, sink and drainer, storage space and rear door to garden.

Landing

Side aspect double glazed window and loft hatch.

Bedroom One 12' 6" x 10' (3.81m x 3.05m)

Front aspect double glazed window and radiator.

Bedroom Two 10' x 8' 7" (3.05m x 2.62m)

Rear aspect double glazed window and radiator.

Bedroom Three 8' 4" x 6' 4" (2.54m x 1.93m)

Front aspect double glazed window and radiator.

Shower Room

Rear aspect double glazed window, tiled flooring and walls, w/c, wash hand basin and shower cubicle.

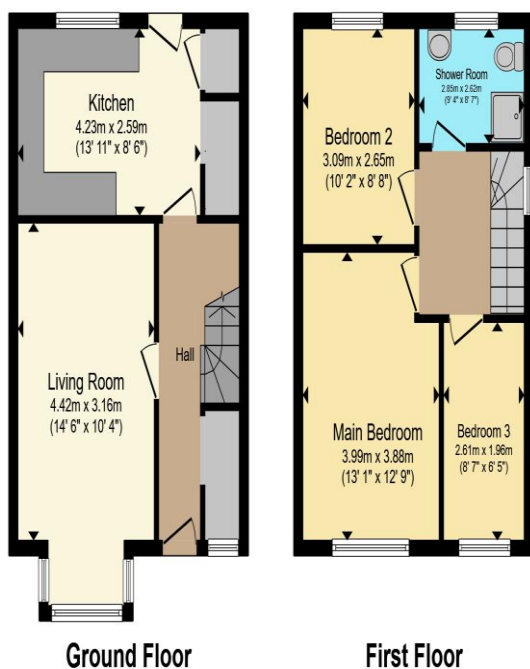
Front Garden

Rear Garden

Agents Notes

There is a easement on the title, please enquire with the branch.





Total floor area 74.3 m² (799 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

Property Ref: PWE104204 - 0004

Tenure: Freehold EPC Rating: D

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.

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.

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