

for sale

offers in the region of **£230,000** Freehold



Crankhall Lane WEDNESBURY WS10 0EB

Three Bedroom End-Terrace Home with
Garden, Pond and Woodland Outlook

This attractive three-bedroom end-terrace property offers well-proportioned accommodation and the added benefit of a beautifully maintained rear garden with a **small pond and backing onto peaceful**

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Entrance Hall

Two side aspect double glazed windows, understairs storage and radiator.

Lounge 11' 5" x 16' 2" (3.48m x 4.93m)

Front aspect double glazed bay windows, wooden flooring and radiator.

Kitchen 11' 4" x 7' (3.45m x 2.13m)

Rear aspect double glazed window, wall and base units, lino flooring, space for appliances and extractor fan.

Landing

Side aspect double glazed window and loft access.

Bedroom One 10' 2" x 17' 4" (3.10m x 5.28m)

Front aspect double glazed window, wood flooring, radiator and storage cupboard.

Bedroom Two 11' 5" x 8' 9" (3.48m x 2.67m)

Rear aspect double glazed window, radiator and storage cupboard.

Bedroom Three 8' 2" x 8' (2.49m x 2.44m)

Rear aspect double glazed window, wooden flooring and radiator.

Bathroom

Side aspect double glazed window, extractor fan, shower cubicle, tiled flooring and radiator.

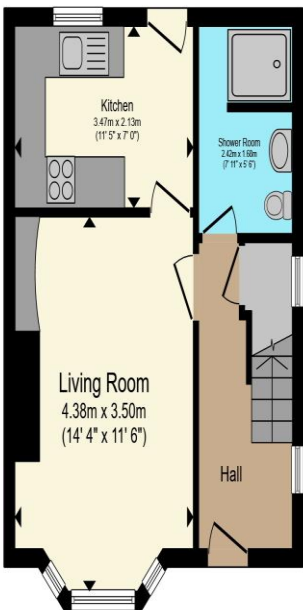
Front Garden

Fruit trees with a woodland outlook.

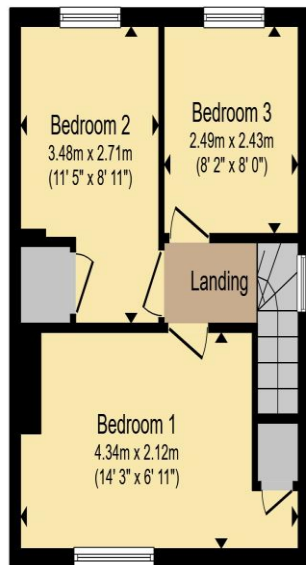
Rear Garden

mature woodland, offering a high degree of privacy and a peaceful natural setting. A small ornamental pond provides an attractive focal point and enhances the sense of tranquillity,





Ground Floor



First Floor

Total floor area 67.5 m² (726 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: PWE104436 - 0002

Tenure:Freehold EPC Rating: C

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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk