

for sale
offers in the region

of **£230,000** Freehold

Paul
Dubberley



Friar Park Road Wednesbury WS10 0TA



Property Description

A spacious three-bedroom mid-terrace home situated on the popular Friar Park Road in Wednesbury. This property offers comfortable family living, featuring a welcoming lounge, a modern fitted kitchen, and three good-sized bedrooms. Ideally located close to local schools, shops, and transport links, it provides excellent convenience for everyday living. With a private rear garden and plenty of potential, this home is perfect for first-time buyers or growing families looking for a well-connected and desirable location.

Entrance Hall

Having a double glazed door to the front elevation, understairs storage cupboard, central heating radiator stairs to the first floor and doors to.

Lounge

Having a double glazed window to the front elevation, fireplace with surround, double doors to the rear giving access to the kitchen and wooden flooring.

Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowl stainless steel sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cooker hood over, plumbing for washing machine, door to rear garden, door to WC and central heating radiator.

Downstairs Wc

Part tiled with a low level WC

Landing

Having stairs from the entrance hall, airing cupboard and doors to.

Bedroom One

Having a double glazed window to the front elevation and central heating radiator.

Bedroom Two

Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Three

Having a double glazed window to the rear elevation and central heating radiator.

Bathroom

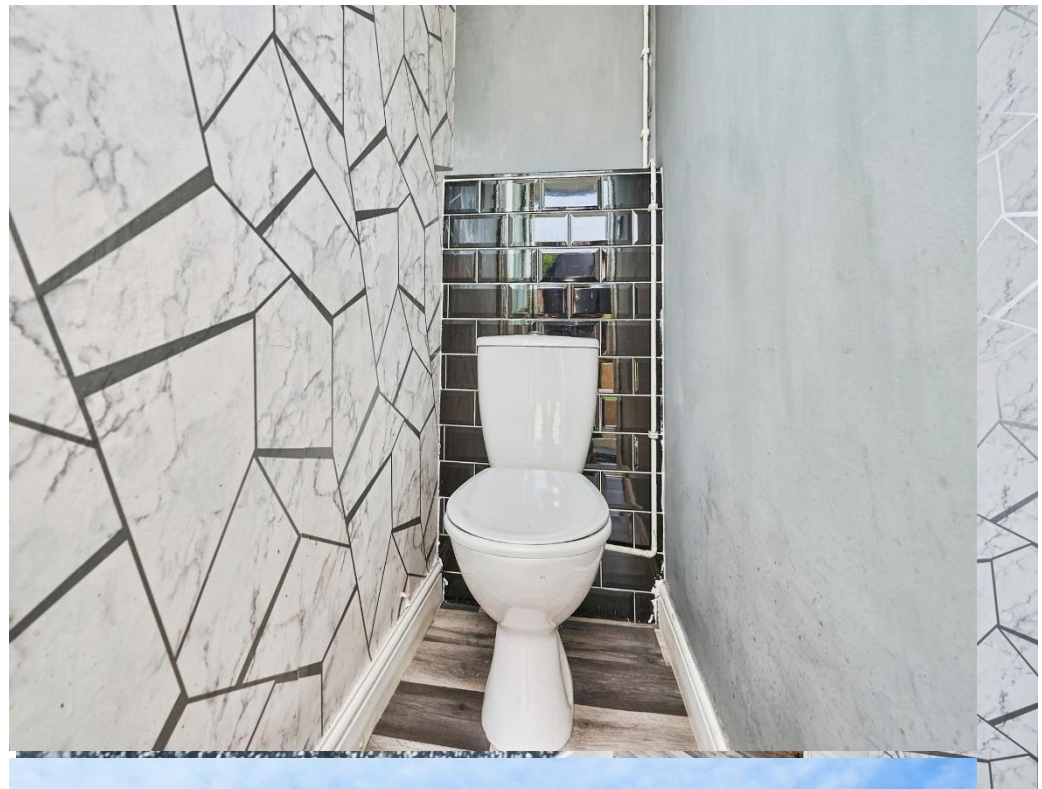
Having a double glazed window to the front elevation, part tiled, bath with shower over, low level WC, wash hand basin and central heating radiator.

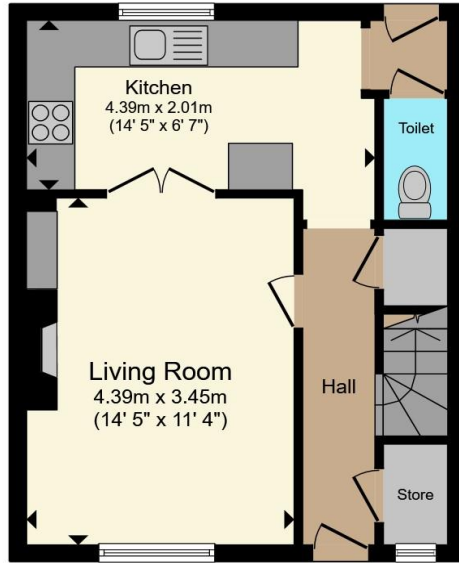
Front Garden

Having a blocked paved driveway for parking.

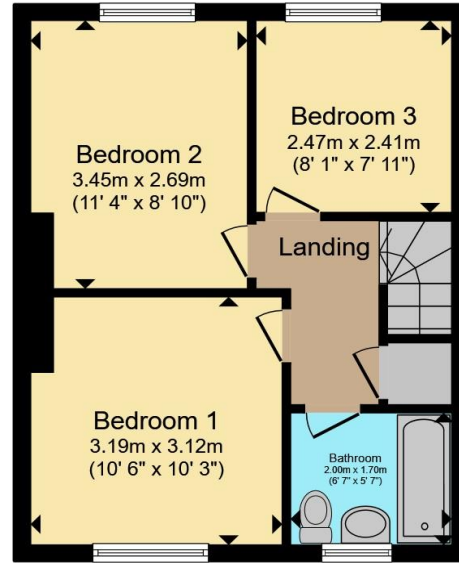
Rear Garden

Having patio area, lawn area, surrounding shrubs, decked area to the rear and shed.

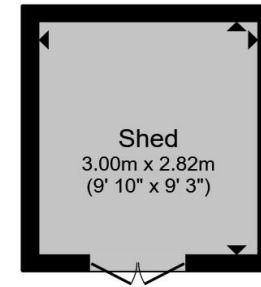




Ground Floor



First Floor



Outbuilding

Total floor area 78.5 m² (845 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

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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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EPC Rating: C Council Tax
Band: A

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