

for sale

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



## Willenhall Street Wednesbury WS10 8HW

This beautifully presented two-bedroom mid-terrace property offers comfortable modern living, making it an ideal choice for first-time buyers, small families, or investors alike.



# Property Details

## Agents Note

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

## Lounge 11' 9" x 12' 4" ( 3.58m x 3.76m )

Front aspect double glazed window, laminate flooring, 2 x radiators and cupboard housing the boiler

## Dining Room 9' 1" x 9' 3" ( 2.77m x 2.82m )

2 x side aspect double glazed windows, rear aspect double glazed window, sky light and 2 x radiator.

## Kitchen 7' 8" x 13' 6" ( 2.34m x 4.11m )

Rear aspect double glazed window, wall and base units, sink and drainer, lino flooring, part tiled walls, fitted electric cooker and hob with extractor over, space for appliances and radiator.

## Guest W/C

Rear aspect double glazed window, lino flooring, w/c and wash hand basin with vanity unit.

## Landing

loft access, doors to bedrooms and bathroom

## Bedroom One 13' 8" x 10' 2" ( 4.17m x 3.10m )

Front aspect double glazed window and radiator.

## Bedroom Two 9' 8" x 8' 9" ( 2.95m x 2.67m )

Rear aspect double glazed window, laminate flooring and radiator.

## Bathroom

Rear aspect double glazed window, laminate flooring, radiator, tiled walls, extractor fan, w/c, bath with shower screen and wash hand basin with vanity unit.

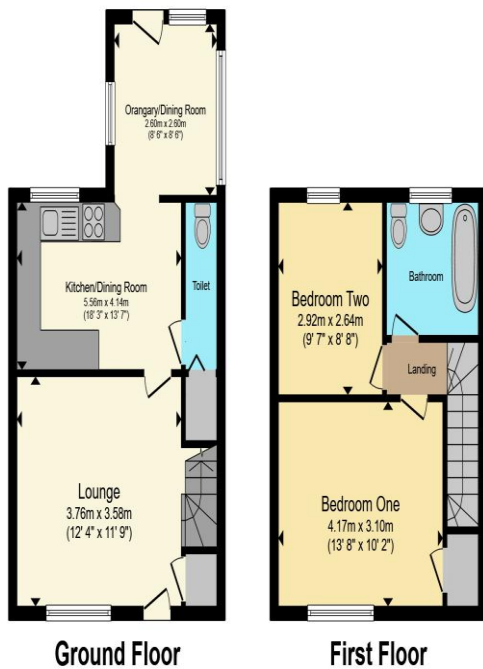
## Front Garden

Driveway

## Rear Garden

Patio and lawn area, pond at the rear of the garden and 2 x shed.





Total floor area 69.1 m<sup>2</sup> (744 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

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Property Ref: PWE104506 - 0007

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.

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