for sale

offers in the region of **£180,000** Freehold

Paul Dubberley



Booth Road, Wednesbury, WS10 0EN

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Property Description

This well-presented three-bedroom mid-terraced property offers spacious and versatile accommodation, making it an ideal home for families, first-time buyers, or those looking to entertain.

To the front, the property benefits from a private driveway providing convenient off-road parking. Inside, the home features a welcoming entrance hall, a bright and comfortable living area, and a modern fitted kitchen with ample storage and workspace.

Upstairs, there are three well-proportioned bedrooms, offering plenty of space for growing families.

The rear garden is a standout feature of the property, providing a private outdoor space perfect for relaxing and socialising. A purpose-built garden bar creates the ideal setting for entertaining friends and family throughout the year, while the remaining garden area offers space for outdoor seating and leisure.

Entrance Hall

Door to living room, stairs to landing and laminate flooring.

Living Room

11' 6" x 14' 6" (3.51m x 4.42m)

Front aspect double glazed bay window, electric fire, radiator and laminate flooring.

Kitchen

7' 5" x 14' 8" (2.26m x 4.47m)

Rear aspect double glazed window, radiator, wall and base units, sink and drainer, space for appliances, integrated electric over and hob.

Downstairs Bathroom

Side aspect double glazed window, w/c, wash hand basin, tiled walls, lino flooring, radiator, bath with shower over and shower screen.

Landing

Rear aspect double glazed window and doors to bedrooms.

Bedroom One

11' 8" x 9' 9" (3.56m x 2.97m)

Front aspect double glazed window and radiator.

Bedroom Two

12' 3" x 8' 5" (3.73m x 2.57m)

Rear aspect double glazed window and radiator.

Bedroom Three

9' 8" x 6' 4" (2.95m x 1.93m)

Front aspect double glazed window and radiator.

Front Garden

Block paved driveway

Rear Garden

Lawn area, patio seating area and built in bar.

Bar

9' 6" x 5' 7" (2.90m x 1.70m)

Front aspect window, front aspect doors, power and lighting.












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Total floor area 77.9 m² (838 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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EPC Rating: D

Council Tax Band: A

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