

for sale

offers in the region of **£360,000** Freehold

**Paul
Dubberley**



Norfolk Drive Wednesbury WS10 0SW

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Property Description

This spacious and well-maintained four-bedroom semi-detached property offers generous living accommodation throughout, making it an ideal family home.

The ground floor features two versatile reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen offers plenty of storage and worktop space, creating a practical hub for everyday family life.

Externally, the property benefits from a private driveway providing convenient off-road parking. The rear garden offers an excellent outdoor space for families, entertaining guests, or simply enjoying the warmer months.

Ideally situated within easy reach of local amenities, reputable schools, and transport links, this attractive home presents an excellent opportunity for growing families and buyers seeking spacious accommodation in a desirable residential location.

Entrance Hall

Side aspect double glazed window, boiler, radiator, laminate flooring and understairs storage.

Living Room

11' 9" x 14' 5" (3.58m x 4.39m)
Front aspect double glazed bay window and radiator.

Dining Room

10' 1" x 8' 1" (3.07m x 2.46m)
Side aspect double glazed window, laminate flooring and door to kitchen.

Kitchen/Lounge

21' 4" x 17' 5" (6.50m x 5.31m)

Rear aspect double glazed window, space for appliances, integrated microwave, oven and hobs with extractor over. sink and drainer, wall and base units, island with storage and laminate flooring.

Landing

Side aspect double glazed window, skylight, spotlights and stairs to bedroom one.

Bedroom Two

10' 3" x 12' 3" (3.12m x 3.73m)
Rear aspect double glazed window and radiator.

Bedroom Three

11' 9" x 10' (3.58m x 3.05m)
Rear aspect double glazed window and radiator.

Entrance Porch

Front and side aspect double glazed windows and door to hall.

Bedroom Four

8' 2" x 8' 2" (2.49m x 2.49m)
Front aspect double glazed window and radiator.

Bedroom One

13' 4" x 16' 6" (4.06m x 5.03m)
Sky light, patio doors and door to en suite.

Bathroom

Rear aspect double glazed window, radiator, wash hand basin with vanity unit, part tiled walls, WC and bath with shower screen.

En Suite

Walk in shower, heated towel rail, rear aspect double glazed window, wash hand basin with vanity unit, lino flooring, WC and part tiled walls.

Front Garden

New block paved driveway and car charger.

Rear Garden

Patio and lawn area, pond and wooden canopy.

Shed

11' 3" x 7' 1" (3.43m x 2.16m)

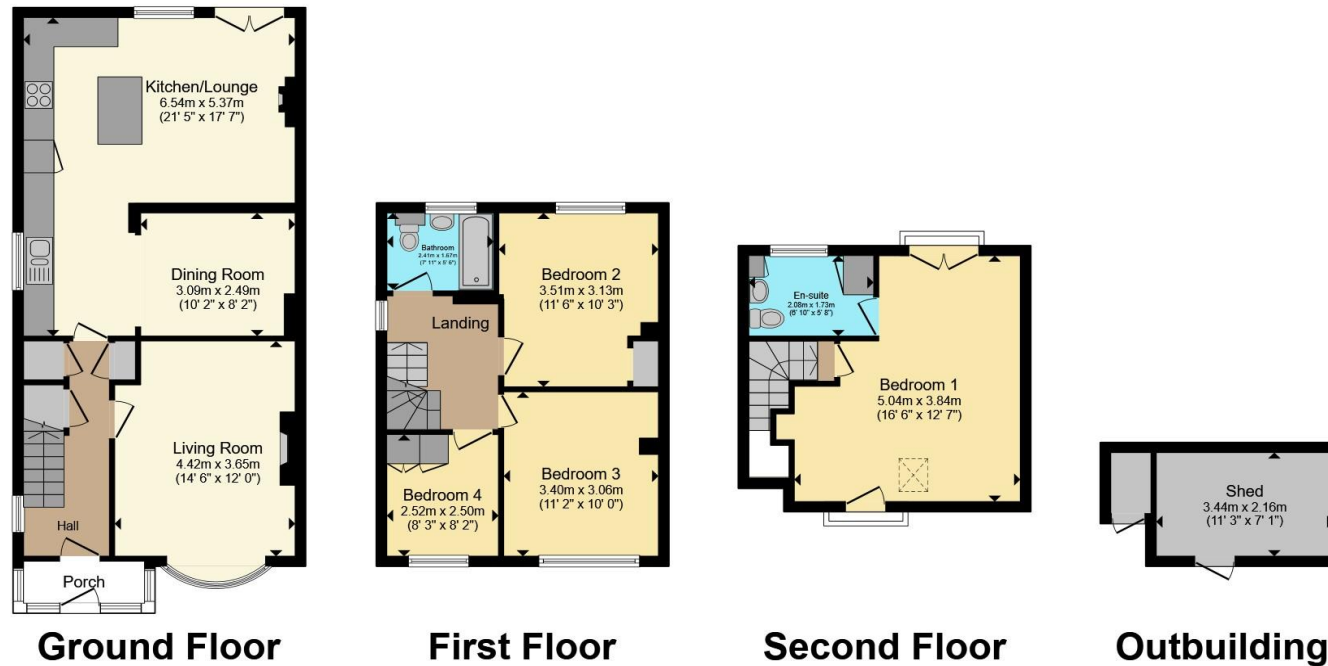
Agents Note

AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 133.3 m² (1,435 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

**Paul
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97 Walsall Street
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EPC Rating: D Council Tax
 Band: B

view this property online PaulDubberley.co.uk/Property/PWE104531

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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