

for sale

offers in the region of **£190,000** Freehold

**Paul
Dubberley**



Barford Close Wednesbury WS10 8YE

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Property Description

This well-presented two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, small families, or investors. The property provides comfortable accommodation throughout.

The ground floor comprises a welcoming entrance hall, a spacious lounge perfect for relaxing and entertaining, and a fitted kitchen with ample storage and workspace. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property provides valuable off-road parking, along with a low-maintenance rear garden ideal for outdoor dining and leisure.

Combining practicality, comfort, and convenience, this attractive home is ready to move into and viewings are highly recommended.

Agents Note

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

Living Room

16' 9" x 11' 8" (5.11m x 3.56m)

Front aspect double glazed window, stairs to landing, radiator and electric fire.

Kitchen

11' 7" x 9' 2" (3.53m x 2.79m)

Rear aspect double glazed window, patio door to garden, space for appliances, tiled flooring, sink and drainer, integrated electric over and hobs with extractor over.

Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 8" x 9' 2" (3.56m x 2.79m)

Rear aspect double glazed window, storage space and radiator.

Bedroom Two

11' 8" x 7' 7" (3.56m x 2.31m)

Front aspect double glazed window and radiator.

Bathroom

Bath with shower over and shower screen, radiator, w/c, lino flooring, wash hand basin with vanity unit.

Front Garden

Pathway to front

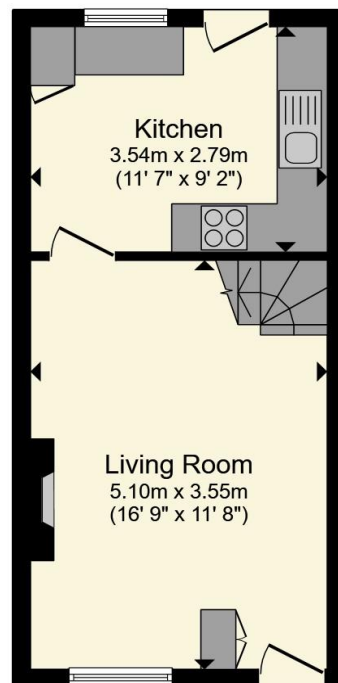
Rear Garden

Parking to the rear of the property, patio and lawn area.

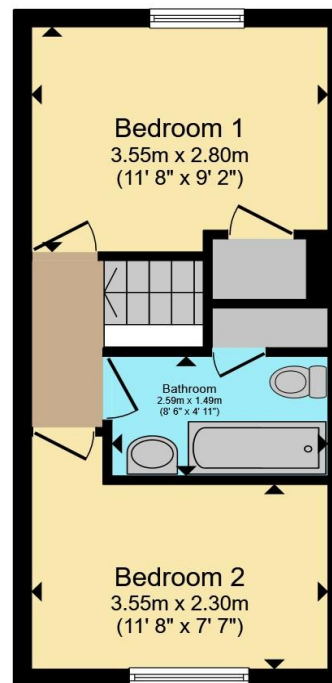








Ground Floor



First Floor

Total floor area 56.7 m² (610 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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To view this property please contact Paul Dubberley on

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97 Walsall Street
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EPC Rating: C Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104607

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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