

for sale

offers over **£200,000** Freehold

**Paul
Dubberley**



Kent Road Wednesbury WS10 0SY

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Property Description

This well-presented two-bedroom semi-detached property offers comfortable and practical living accommodation, making it an ideal purchase for first-time buyers, small families, or investors.

The ground floor comprises a welcoming entrance hall, a spacious living room with plenty of natural light, and a fitted kitchen with ample storage and workspace. Upstairs, the property benefits from two good-sized bedrooms and a family bathroom.

Externally, the property provides off-road parking, along with a rear garden that offers a great space for relaxing, entertaining, or family activities.

Agents Note

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

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

Entrance Porch

Front and side aspect double glazed window and door to hallway.

Entrance Hall

Side aspect double glazed window and stairs to landing.

Living Room

19' 4" x 11' (5.89m x 3.35m)

Front aspect double glazed window, rear aspect patio doors, radiator and laminated flooring.

Kitchen

9' x 7' 4" (2.74m x 2.24m)

Rear aspect double glazed window, tiled flooring, gas hob, boiler, door to garden, space for appliances, wall and base units, sink and drainer.

Landing

Side aspect double glazed window, door to bedrooms and bathroom.

Bedroom One

12' 1" x 9' (3.68m x 2.74m)

2 x front aspect double glazed windows, radiator and storage.

Bedroom Two

10' 2" x 8' 2" (3.10m x 2.49m)

Rear aspect double glazed window, laminate flooring and radiator.

Bathroom

Rear aspect double glazed window, shower cubicle, bath, tiled walls and flooring, heated towel rail, w/c, wash hand basin with vanity unit.

Front Garden

Driveway, lawn area and gate to rear garden.

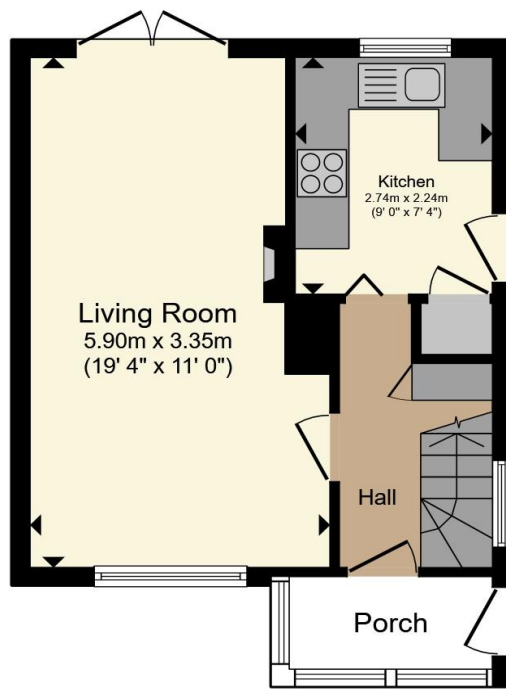
Rear Garden

Brick built shed, patio and lawn area.

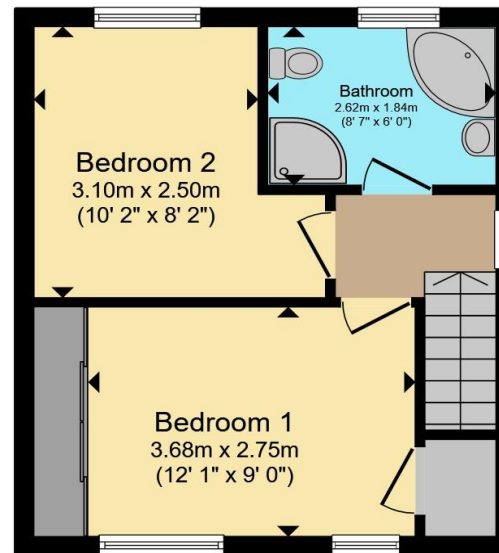








Ground Floor



First Floor

Total floor area 60.8 m² (654 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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To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: C Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PWE104327

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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