for sale

offers over **£260,000** Freehold

Paul Dubberley



Centenary Lane Wednesbury WS10 7UD

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Property Description

This beautifully presented three-bedroom semi-detached property offers modern living throughout and is an ideal home for first-time buyers, growing families, or those looking to upsize.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge providing the perfect space for relaxation and entertaining, and a modern fitted kitchen with ample wall and base units. Completing the ground floor is a convenient guest WC.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom fitted with a modern suite.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and family enjoyment. To the side, there is a garage providing useful storage or secure parking.

Situated in a popular residential location close to local amenities, schools, and transport links, this superb home is ready to move straight into and must be viewed to be fully appreciated.

Entrance Hallway

Kitchen
11' 10" x 7' 10" (3.61m x 2.39m)

Guest W/C

Living Area
15' 1" x 14' 9" (4.60m x 4.50m)

Bedroom One
11' 10" x 8' 6" (3.61m x 2.59m)

En-Suite
8' 6" x 4' 3" (2.59m x 1.30m)

Bedroom Two
10' 2" x 8' 6" (3.10m x 2.59m)

Bedroom Three
8' 6" x 6' 3" (2.59m x 1.91m)

Bathroom
6' 7" x 6' 3" (2.01m x 1.91m)

Garage

Front & Back Garden

Agents Note

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







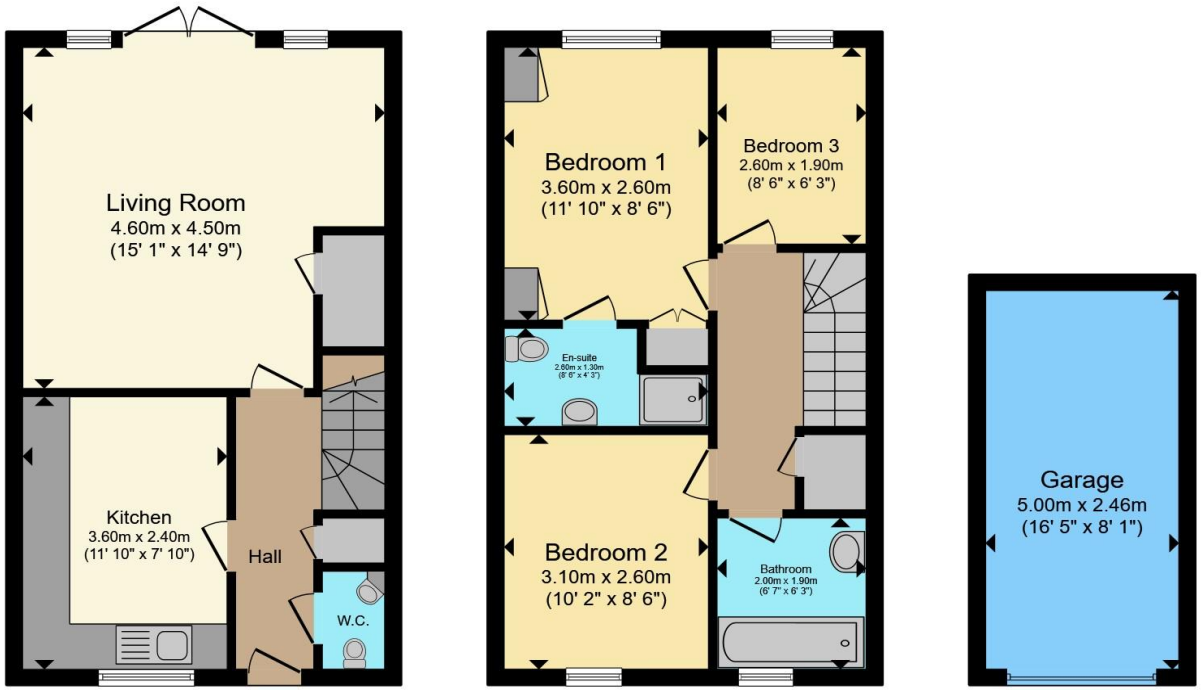












Total floor area 87.8 m² (945 sq.ft.) approx

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: B

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PWE104568

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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