

for sale

offers over **£250,000** Freehold

**Paul
Dubberley**



Horace Partridge Road Wednesbury WS10 8SQ

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Property Description

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize.

The ground floor comprises a welcoming entrance hallway, a bright and comfortable living room, a fitted kitchen/dining area providing ample space for everyday family life and entertaining, and the added convenience of a downstairs WC.

To the first floor are three well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from a private driveway and garage offering additional storage or parking space. The rear garden provides a pleasant outdoor area, ideal for relaxing or entertaining.

Entrance Hall

Front aspect double glazed window, radiator, stairs to landing and under stairs storage.

Living/Dining Room

24' 9" x 11' 7" (7.54m x 3.53m)

Front aspect double glazed window, 2 x radiators, sliding doors to rear, laminate flooring and log burner.

Kitchen

13' x 8' 6" (3.96m x 2.59m)

Rear aspect double glazed window, laminate flooring, wall and base units, sink and drainer, space for appliances and radiator.

Wc

Side aspect double glazed window, WC and wash hand basin with vanity unit

Landing

Doors to bedrooms and shower room.

Bedroom One

13' 5" x 9' 1" (4.09m x 2.77m)

Front aspect double glazed window, built in wardrobes and radiator.

Bedroom Two

11' 10" x 11' 2" (3.61m x 3.40m)

Rear aspect double glazed window, built in wardrobes and radiator.

Bedroom Three

9' 2" x 8' (2.79m x 2.44m)

Front aspect double glazed window, fitted wardrobes and radiator.

Shower Room

Rear aspect double glazed window, WC, radiator, wash hand basin with vanity, part tiled walls and walk in shower.

Front Garden

Spacious front garden leading all around to the side of the property, this gives opportunity to extend. Gated access, pathway to front, well maintained garden, driveway and garage to side.

Rear Garden

Shrub borders, lawn and patio area.

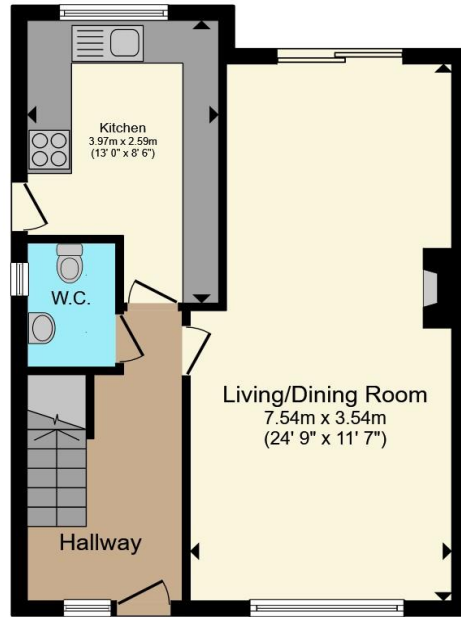
Agents Note

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

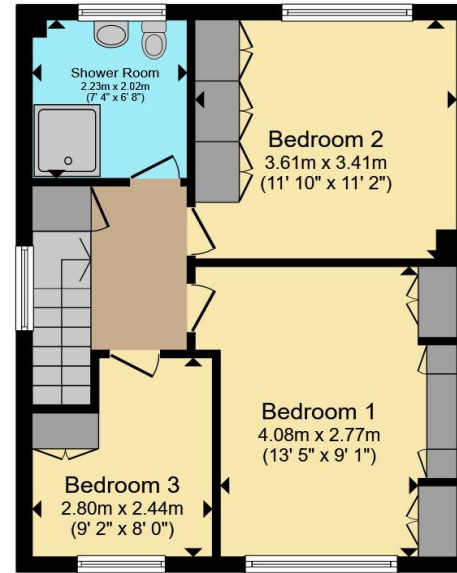




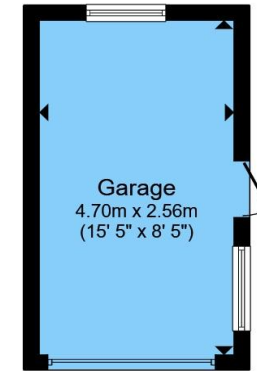




Ground Floor



First Floor



Ground Floor

Total floor area 100.5 m² (1,082 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: C Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PWE104521

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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