

for sale

offers in the region of **£280,000** Freehold

**Paul  
Dubberley**



Hales Road Wednesbury WS10 9BS

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## Property Description

This well-presented three-bedroom property offers generous living space throughout, making it an ideal home for families or those looking for extra room to relax and entertain.

The ground floor boasts two separate reception rooms, providing versatile living options – perfect for a cosy lounge and a formal dining area or home office. To the rear of the property, a bright and airy conservatory adds additional living space and offers lovely views over the garden, creating an ideal spot to unwind.

Upstairs, the property features three well-proportioned bedrooms, all offering comfortable accommodation, along with a family bathroom.

A standout feature of this home is the dedicated man cave, providing a fantastic private retreat – ideal for hobbies, a home bar, gaming room, or workspace.

Externally, the property benefits from a pleasant garden area, perfect for outdoor entertaining or family use.

This property offers a perfect blend of comfort, practicality, and unique features, making it a must-see.

## Entrance Porch

Side and front aspect double glazed window.

## Entrance Hall

Storage cupboard and radiator.

## Living Room

14' 6" x 11' 2" ( 4.42m x 3.40m )  
2 x rear aspect double glazed windows, laminate flooring and built in gas fire.

## Dining Room

10' 8" x 11' ( 3.25m x 3.35m )  
Front aspect double glazed bay window, laminate flooring and radiator.

## Pantry

Door to side.

## Utility Room

5' x 3' 1" ( 1.52m x 0.94m )  
front aspect double glazed window.

## Landing

Doors to bedrooms, shower room and w/c.

## Bedroom One

11' 2" x 12' 2" ( 3.40m x 3.71m )  
Rear aspect double glazed window, built in wardrobes, radiator and laminate flooring.

## Bedroom Two

11' x 11' 1" ( 3.35m x 3.38m )  
Front aspect double glazed window, laminate flooring and radiator.

## Bedroom Three

11' 3" x 8' 3" ( 3.43m x 2.51m )  
Rear aspect double glazed window, laminate flooring and radiator.

## W/C

Side aspect double glazed window, tiled walls and w/c.

## Shower Room

Front aspect double glazed window, walk in shower, wash hand basin with vanity unit.

## Front Garden

Block paved driveway, solar panels and electric car charger.

## Rear Garden

Patio and lawn area, hot tub area with electrics and shed to the rear.

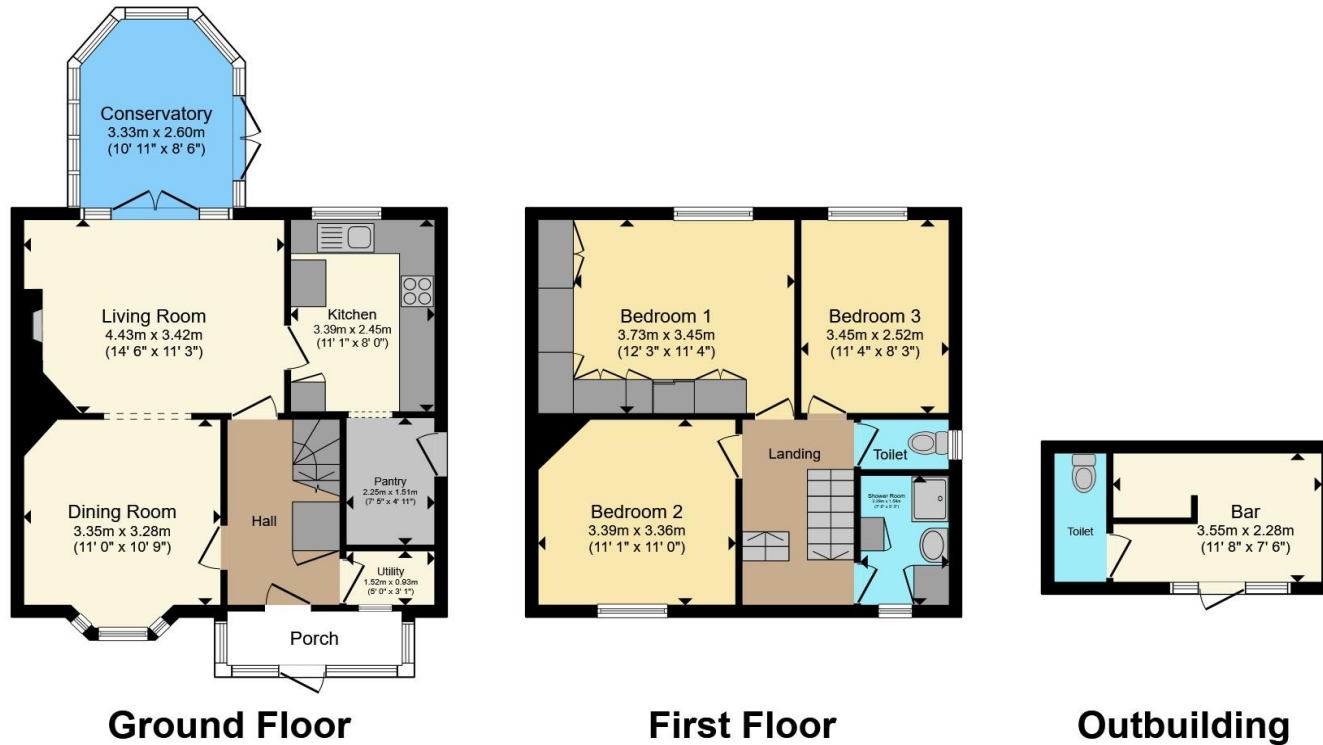
## Man Cave/ Bar

11' 8" x 7' 6" ( 3.56m x 2.29m )









Total floor area 114.4 m<sup>2</sup> (1,232 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](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
 WEDNESBURY WS10 9BY

EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [PaulDubberley.co.uk/Property/PWE104446](http://PaulDubberley.co.uk/Property/PWE104446)**

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