



Offers Over £250,000



A deceptively spacious three-bedroom terraced home, ideally located in a popular area of Wednesbury, offering generous living space throughout and perfect for families, first-time buyers or investors.

The property boasts two large reception rooms, providing versatile space for both relaxing and entertaining. A fitted kitchen sits to the rear, along with a well-appointed ground floor bathroom featuring both a separate shower and bath.

Upstairs, the home offers three well-sized bedrooms, all providing comfortable accommodation with plenty of natural light.

Externally, the property truly stands out with a large south-facing rear garden, enjoying a high degree of privacy and not being overlooked—ideal for outdoor dining, entertaining or simply unwinding.

Perfectly positioned for convenience, the property is within close proximity to Junction 9 of the M6, Gallagher Retail Park offering a wide range of shops and amenities, and a plethora of well-regarded primary and secondary schools, making it an excellent choice for commuters and families alike.

This deceptively large home offers excellent value and must be viewed to be fully appreciated.





## Property Specification

Deceptively spacious three-bedroom terraced home  
 Two large reception rooms ideal for flexible living  
 Three well-sized bedrooms  
 Large south-facing rear garden  
 Ground floor bathroom with separate shower and bath

Lounge 4.06m (13'4") x 3.94m (12'11")

Hall 4.12m (13'5") x 1.68m (5'5")

Dining Room 4.06m (13'4") x 3.63m (11'11")

Lobby 2.23m (7'3") x 2.27m (7'5")

Kitchen 2.82m (9'3") x 2.62m (8'7")

Bathroom 2.77m (9'1") x 1.86m (6'1")

Landing 4.12m (13'5") x 1.68m (5'5")

Bedroom 2 3.61m (11'10") x 3.02m (9'11")

Bedroom 3 3.51m (11'6") x 2.16m (7'1")

Bedroom 1 3.94m (12'11") x 3.81m (12'6")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 16th March 2026

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Water, Gas, Electric and Mains  
 Drainage  
 Council tax band: B  
 Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

