for sale

offers in the region of **£240,000** Freehold

Paul Dubberley

Prince George Road Wednesbury WS10 9PZ

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Property Description

Three Bedroom Semi-Detached Property on a Generous Corner Plot

Situated on a desirable corner plot, this well-presented three bedroom semi-detached property offers spacious accommodation both inside and out, making it an ideal family home.

The property briefly comprises a welcoming entrance hallway, a bright and spacious lounge, a fitted kitchen with ample storage and workspace, and a separate dining area perfect for family meals and entertaining. To the first floor are three well-proportioned bedrooms and a family shower room

Occupying a generous corner position, the home benefits from substantial front, side, and rear gardens, providing excellent outdoor space with potential for extension or further development, subject to the necessary planning permissions. Additional features include off-road parking, double glazing, and central heating.

Early viewing is highly recommended to fully appreciate the accommodation and plot size on offer.

Entrance Hall

Front aspect window and stairs to landing.

Living Room

17' x 11' (5.18m x 3.35m)
Front and rear aspect window and two radiators.

Kitchen

11' 8" x 10' 2" (3.56m x 3.10m)
Side aspect window, space for appliances, tiled flooring, sink and drainer, wall and base units, extractor fan, radiator and door to garden.

Landing

Loft access, doors to shower room and bedrooms.

Bedroom One

12' 10" x 8' 7" (3.91m x 2.62m)
Rear aspect window and built in wardrobes.

Bedroom Two

9' 11" x 8' 3" (3.02m x 2.51m)
Front aspect window and built in wardrobes.

Bedroom Three

11' 9" x 8' 7" (3.58m x 2.62m)
Rear aspect window and built in wardrobes.

Shower Room

Shower cubicle, w/c, wash hand basin with vanity unit, tiled walls and radiator.

Front Garden

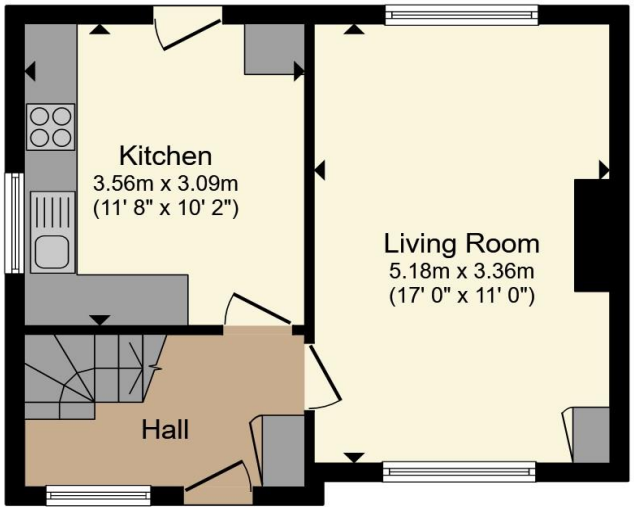
Patio front garden with generous corner plot.

Rear Garden

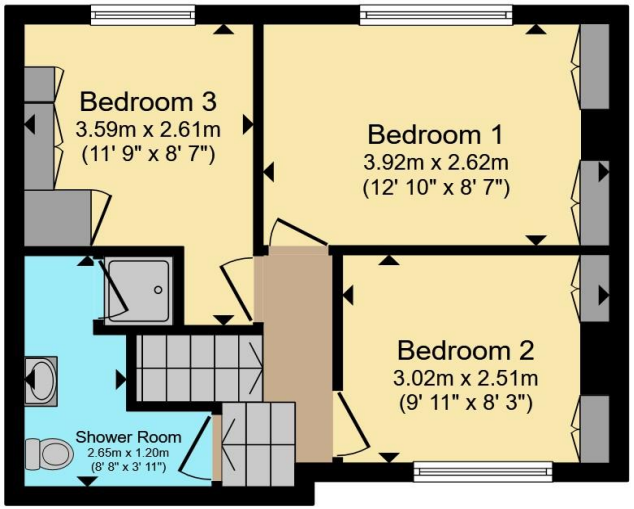
Patio area.

Agents Note

an 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

Total floor area 70.6 m² (760 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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EPC Rating: D

Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104603

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman