

for sale

offers in the region of **£250,000** Freehold



## Remembrance Road Wednesbury WS10 0TE

**\*\* SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY\*\*** Located in Wednesbury (Friar Park) close to local schools, shops and amenities. We recommend internal viewings to appreciate the accommodation we have to offer.



# Property Details

## Entrance Hall

Stairs to landing, door to living rooms and meter cupboard.

## Living Room 13' 8" x 14' 2" ( 4.17m x 4.32m )

Front aspect double glazed window, gas fire, understairs storage, radiator and laminate flooring.

## Kitchen 8' 6" x 12' 4" ( 2.59m x 3.76m )

Rear aspect double glazed window, door to rear, fitted cooker with hob and extractor fan, sink and drainer, lino flooring, space for appliances, electric hob and oven.

## Landing

Side aspect double glazed window and radiator.

## Bedroom One 10' 6" x 17' 6" ( 3.20m x 5.33m )

2 x front aspect double glazed window.

## Bedroom Two 11' 6" x 8' ( 3.51m x 2.44m )

Rear aspect double glazed window and radiator.

## Bedroom Three 8' 2" x 9' 2" ( 2.49m x 2.79m )

Rear aspect double glazed window and radiator.

## Bathroom

Rear aspect double glazed window, tiled floor, radiator, bath, w/c and wash hand basin with vanity.

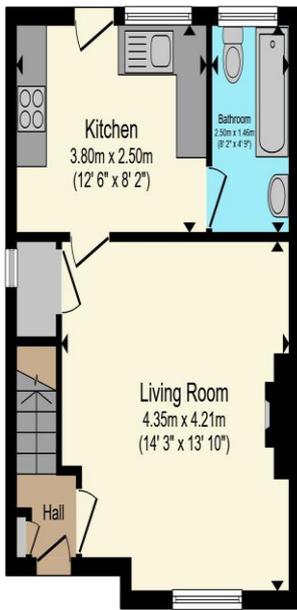
## Rear Garden

Lawn and patio area.

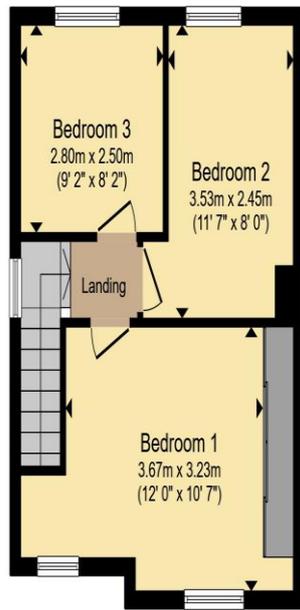
## Front Garden

Side gates to rear and lawn area.





**Ground Floor**



**First Floor**

Total floor area 72.4 m<sup>2</sup> (779 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



To view this property please contact Paul Dubberley on

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Property Ref: PWE104275 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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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