

for sale

offers in the region of **£300,000** Freehold



## Bagnalls Wharf Wednesbury WS10 7EL

**\*\*SPACIOUS WELL PRESENTED FOUR BEDROOM TOWN HOUSE WITH NO CHAIN\*\*** Ideal family or investment purchase. Located in a popular area of Wednesbury, close to local schools, amenities and transport links! Internal viewings are recommended to appreciate the accommodation we have on offer.



# Property Details

## Entrance Hall

Tiled flooring, radiator, door to lounge. kitchen and w/c.

## W/C

w/c, tiled flooring, wash hand basin.

## Lounge 16' 5" x 15' 2" ( 5.00m x 4.62m )

Rear aspect double glazed window, rear aspect door, laminated flooring, radiator and storage.

## Kitchen 13' 5" x 8' 6" ( 4.09m x 2.59m )

Front aspect double glazed bay window, side aspect double glazed window, wall and base units, fitted cooker and hob with extractor over, radiator and room for appliances.

## Landing

Radiator and doors to bedrooms and bathroom.

## Bedroom Two 12' 2" x 8' 2" ( 3.71m x 2.49m )

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

## Bedroom Three 9' 11" x 8' 2" ( 3.02m x 2.49m )

## Bedroom Four 8' 10" x 6' 7" ( 2.69m x 2.01m )

Front aspect double glazed window and radiator.

## Rear Garden

Artificial Grass and detached garage.

## Front Garden

On street parking





To view this property please contact Paul Dubberley on

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97 Walsall Street  
 WEDNESBURY WS10 9BY

Property Ref: PWE104221 - 0008

Tenure: Freehold EPC Rating: C

Council Tax Band: A

Total floor area 110.7 m<sup>2</sup> (1,192 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)



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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