

for sale

offers over **£190,000** Freehold

**Paul
Dubberley**



Manor Road Wednesbury WS10 0HP

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Property Description

This well-presented three-bedroom end-terraced property offers spacious and versatile accommodation, making it an ideal home for families, first-time buyers, or investors alike.

The property benefits from a private driveway providing off-road parking and comprises a welcoming entrance hall, spacious lounge, fitted kitchen, and a convenient downstairs bathroom. To the first floor are three well-proportioned bedrooms offering comfortable living space for the whole family.

Externally, the property enjoys the advantages of an end plot with outdoor space to the front and rear. Conveniently located close to local amenities, schools, and transport links, this property presents an excellent opportunity for a range of buyers.

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.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hall

Storage space, radiator and stairs to landing

Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

Front aspect bay window, gas fire, laminate flooring and radiator.

Kitchen

11' 6" x 6' 11" (3.51m x 2.11m)

Rear aspect window, space for appliances, wall and base units, sink and drainer, lino flooring and tiled splash back.

Conservatory

14' 1" x 6' 3" (4.29m x 1.91m)

Side and rear aspect windows, laminate flooring and access to garden.

Shower Room

Side aspect window, wc, lino flooring, tiled walls, extractor fan, shower cubicle, heated towel rail and wash hand basin with vanity unit.

Landing

Side aspect window and loft hatch.

Bedroom One

17' 5" x 10' 2" (5.31m x 3.10m)

Front aspect window, radiator, laminate flooring, fireplace and storage cupboard.

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.79m)

Rear aspect window, laminate flooring, radiator and storage cupboard.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Rear aspect window, laminate flooring and radiator.

Front Garden

Driveway, shrub boarder and access to rear garden.

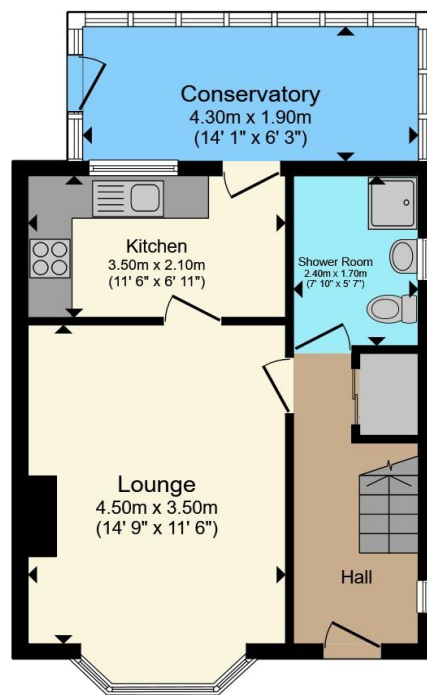
Rear Garden

Slabbed rear garden with wooden decking. Two sheds and access to front.

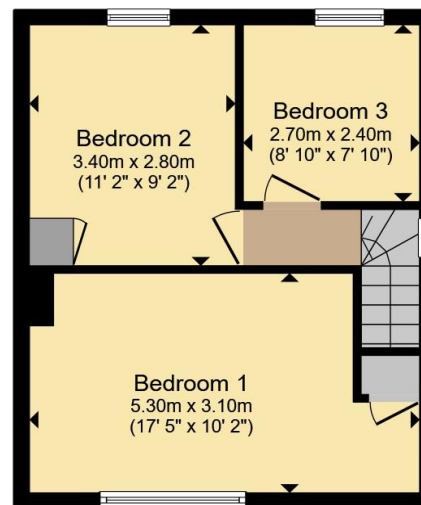








Ground Floor



First Floor

Total floor area 80.6 m² (868 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

**Paul
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To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: D Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104598

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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