for sale

offers over **£210,000** Freehold

Paul Dubberley



Booth Road WEDNESBURY WS10 0EN

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Property Description

A spacious three-bedroom property offering excellent potential for buyers looking to put their own stamp on a home. The accommodation comprises of a generous living room, a kitchen, three well-proportioned bedrooms, and a family bathroom.

The property has benefited from some renovation work, with improvements already made to certain areas of the home. However, further modernisation and finishing works are still required, providing an excellent opportunity for purchasers to add value and tailor the property to their own tastes and requirements.

Ideal for family living, entertaining, or creating a separate dining room, home office, or playroom. Outside, the property benefits from a rear garden and offers plenty of scope for enhancement.

Also deal for first-time buyers, families, or investors, this home combines generous accommodation with the potential to create a modern and comfortable living space.

Entrance Hall

Electric box, door to living room and stairs to landing.

Living Room

15' 7" x 11' 6" (4.75m x 3.51m)

Front aspect bay window, radiator and fire surround.

Kitchen

14' 9" x 7' 3" (4.50m x 2.21m)

Rear aspect windows, base units, spotlights, gas hob, space for appliances and radiator.

Conservatory

9' 8" x 8' 2" (2.95m x 2.49m)

Side and rear aspect windows and radiator.

Bathroom

WC, radiator, tiled walls and flooring, wash hand basin with vanity unit, bath with shower and shower screen.

Front Garden

Slabbed driveway and gate to rear garden.

Rear Garden

Concrete patio area and access to front.

Agents Note

AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks







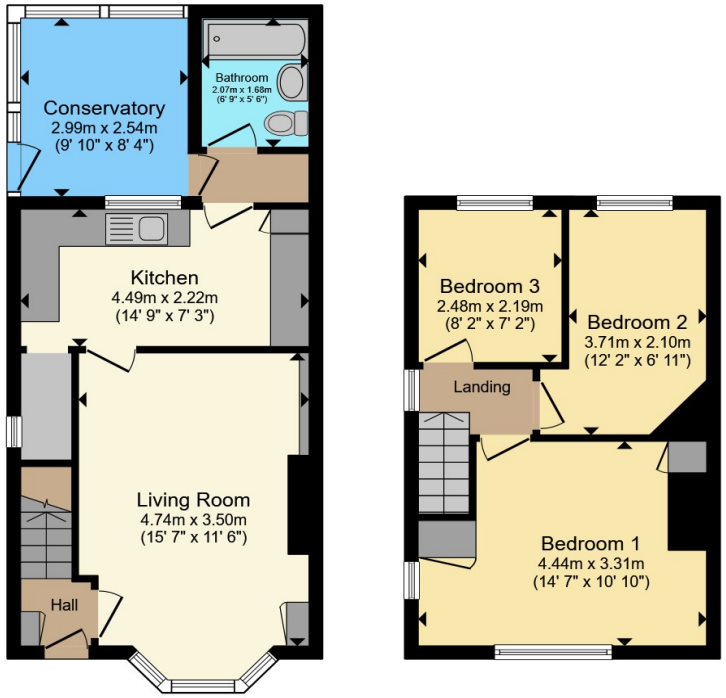

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Ground Floor **First Floor**

Total floor area 78.2 m² (841 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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97 Walsall Street
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EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWE104415

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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