

for sale

offers in the region of **£220,000** Freehold



College Close Wednesbury WS10 0BT

Paul Dubberley Estate Agents are pleased to market for sale this newly refurbished two bedroom home, sitting on a popular cul de sac in Wednesbury, and offered with no upward chain.



Property Details

Porch

Front aspect double glazed window, front aspect door and door leading to the hallway.

Entrance Hall

doors to lounge, kitchen, WC, storage cupboard. Stairs to landing and door to airing cupboard.

Lounge/Diner 21' 7" max x 8' 8" (6.58m max x 2.64m)

Through Lounge/Diner. Front and rear aspect double glazed windows, two ceiling light points, two radiators and gas fire.

Kitchen 10' 6" x 8' 5" (3.20m x 2.57m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, electric fire, gas hob, cooker hood, breakfast bar, sink with drainer, ceiling spotlights, plumbing for utilities, space for appliances and double glazed door leading to the rear garden.

Wc

WC, wash hand basin and ceiling light point.

Landing

Doors leading to bathroom and bedrooms.

Bedroom One 16' 5" x 10' (5.00m x 3.05m)

Front aspect double glazed windows, two radiators, storage cupboard and ceiling light point.

Bedroom Two 11' 2" x 10' 10" (3.40m x 3.30m)

Rear aspect double glazed window, ceiling light point and radiator.

Bathroom

Newly fitted bathing with rear aspect double glazed window, bath with shower over, shower cubicle, WC, wash hand basin, radiator and ceiling light point.

Front

Lawn to the front with a path leading to front entrance door.

Rear

Block paved patio, lawn and access to garage.

Garage

Rear aspect up and over door and an entrance door which is accessed from the rear garden.





To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104337 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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.focalagent.com

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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