

for sale

£240,000 Freehold



Severn Road Walsall WS3 1NX

A well-presented and deceptively spacious **THREE-BEDROOM SEMI-DETACHED** home, offering versatile accommodation, set within a generous plot with an impressive rear garden and substantial detached garage. Non-standard construction (BISF) please contact branch for more information.

Severn Road Walsall WS3 1NX

Porch

Hall

welcoming entrance hallway with doors leading to all ground floor rooms.

Living Room

12' 1" x 17' 9" (3.68m x 5.41m)

Generous living room comprising a feature fireplace, double-glazed window to front aspect, central heating radiator and doors leading to kitchen/dining area.

Kitchen/Dining Room

8' 8" x 21' (2.64m x 6.40m)

A range of wall and base units with worktops, breakfast bar, integrated appliances, central heating radiator and double-glazed window to rear aspect.

Utility

9' 8" x 4' 11" (2.95m x 1.50m)

Wet room

11' x 4' 9" (3.35m x 1.45m)

Wet room comprising a wash basin, wall mounted shower with handheld shower head, tiled walls, WC with accessibility,

pedestal wash basin and central heating radiator.

Bedroom One

12' 2" x 10' 4" (3.71m x 3.15m)

Double bedroom having double glazed window to front aspect, built-in wardrobes providing ample storage space, carpeted flooring and central heating radiator.

Bedroom Two

8' 7" x 13' 6" (2.62m x 4.11m)

A further double bedroom having central heating radiator, double-glazed window to rear aspect, built-in wardrobes and carpeted flooring.

Bedroom Three

9' 2" x 8' 6" (2.79m x 2.59m)

Single bedroom having central heating radiator and double-glazed window to front aspect.

Bathroom

5' 9" x 7' 2" (1.75m x 2.18m)

Comprising a panelled bath, pedestal wash basin and low-level WC.

Garage



29' 7" x 17' 10" (9.02m x 5.44m)

Generous garage having space for storage or parking.

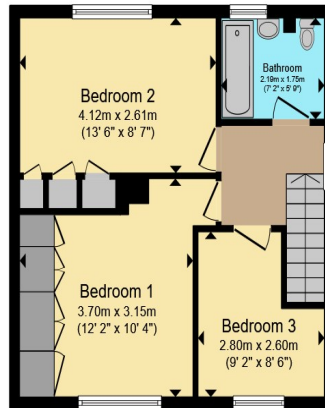
Rear Garden

A well-maintained rear garden offering a high degree of privacy, predominantly laid to lawn and framed by mature trees and planting.

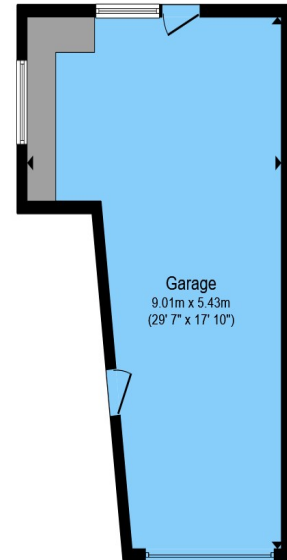




Ground Floor



First Floor



Garage

Total floor area 131.5 m² (1,415 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
Dubberley**

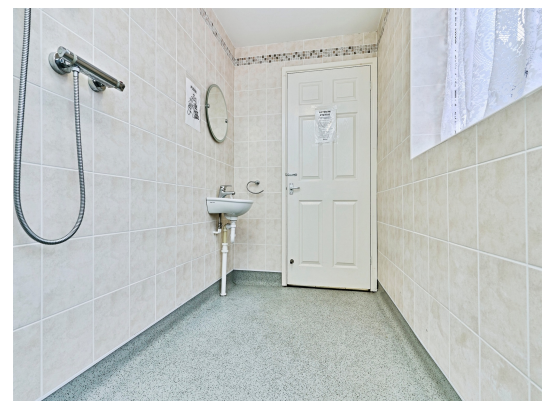
To view this property please contact Paul Dubberley on

T 01902 633323
E willenhall@pauldubberley.co.uk

14 New Road
WILLENHALL WV13 2BG

Property Ref: PW1104391 - 0004
Tenure:Freehold EPC Rating: C
Council Tax Band: A

check out more properties at PaulDubberley.co.uk



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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk