

for sale

offers in excess of **£300,000** Freehold



Sutton Road Wednesbury WS10 8SG

Modernised Three-Bedroom Semi-Detached Property

This beautifully modernised three-bedroom semi-detached home offers a perfect blend of contemporary style and practical living, making it ideal for families, first-time buyers, or those looking to upsize.

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Property Details

Entrance Hall

Storage cupboard and radiator.

Living Room 12' 8" x 14' (3.86m x 4.27m)

Front aspect double glazed bay window, laminate flooring, radiator and log burner.

Diner 7' 2" x 13' 5" (2.18m x 4.09m)

radiator and laminate flooring.

Dining Room 13' 8" x 21' 3" (4.17m x 6.48m)

Laminate flooring, glass roof, radiator and patio doors to garden.

Kitchen 10' 3" x 8' 9" (3.12m x 2.67m)

Wall and base units, sink and drainer, wooden flooring, spot lights, tiled splash back and built in appliances.

Utility Room 5' 6" x 3' 6" (1.68m x 1.07m)

Rear aspect double glazed windows and wall units. Currently used as laundry room.

Landing

Stairs to second floor.

Bedroom Four 12' 2" x 10' 3" (3.71m x 3.12m)

Rear aspect double glazed window, laminate flooring and radiator.

Shower Room

Shower cubicle, radiator and laminate flooring.

Bedroom Two 13' 1" x 7' 2" (3.99m x 2.18m)

Front aspect double glazed window, laminate flooring, radiator and built in wardrobe.

Bedroom Three 9' x 9' 1" (2.74m x 2.77m)

Rear aspect double glazed window, laminate flooring and boiler cupboard.

Bedroom One 22' 2" x 13' 8" (6.76m x 4.17m)

2 x sky lights, 2 x radiators, laminate flooring and spot lights.

Rear Garden

Wooden canopy, patio and lawn area, outdoor fire and front access.

Front Garden

Block paved driveway.

Summer House 13' 3" x 9' 8" (4.04m x 2.95m)

Built in bar, side aspect windows, doors to garden. power and lighting.





To view this property please contact Paul Dubberley on

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Property Ref: PWE104456 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

Total floor area 163.8 m² (1,764 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



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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