

for sale

offers in the region of **£280,000** Freehold



## Vicarage Road Wednesbury WS10 9DW

This beautifully presented four-bedroom semi-detached property has been completely refurbished to a high standard throughout, offering modern living with a stylish finish and generous living space—perfect for families or professionals alike.



# Property Details

## Living Room 11' 2" x 12' 2" ( 3.40m x 3.71m )

Front aspect double glazed window, radiator and herringbone flooring.

## Dining Room 12' 6" x 12' 9" ( 3.81m x 3.89m )

Rear aspect double glazed patio doors, radiator, storage cupboard and herringbone flooring.

## Newly Fitted Kitchen

Side aspect double glazed window, radiator, wall and base units, herringbone flooring, marble splash back, fitted electric over and microwave, gas hob with extractor over.

## Landing

Radiator, doors to bedrooms and stairs to second floor.

## Bedroom One 17' 6" x 15' 1" ( 5.33m x 4.60m )

3 x Sky light windows and radiator.

## Upstairs Bathroom

Shower cubicle, wc and wash hand basin.

## Bedroom Two 7' 3" x 7' 3" ( 2.21m x 2.21m )

Front aspect double glazed window and radiator.

## Bedroom Three 12' 9" x 8' 4" ( 3.89m x 2.54m )

Rear aspect double glazed window and radiator.

## Downstairs Bathroom

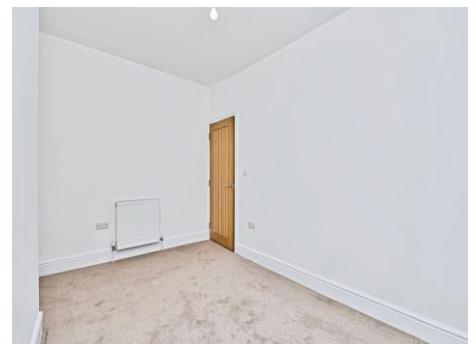
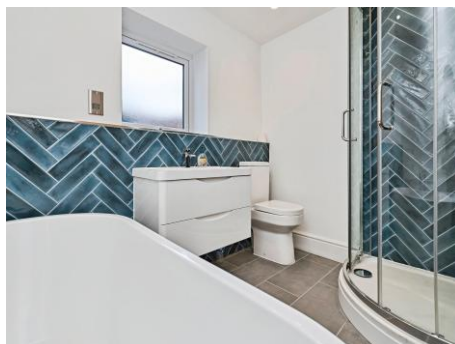
Rear aspect double glazed window, lino flooring, shower cubicle, w/c, extractor fan, free standing bath, wash hand basin with storage.

## Front

Stairs leading to front door and on street parking.

## Rear Garden

Patio area.





Total floor area 108.6 m<sup>2</sup> (1,169 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



To view this property please contact Paul Dubberley on

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Property Ref: PWE104508 - 0006

Tenure:Freehold EPC Rating: E

Council Tax Band: A

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