

for sale

offers in the region of **£230,000** Freehold



Avenue Road Wednesbury WS10 8AR

Three-Bedroom Mid-Terraced Property with
On-Street Parking

This well-presented three-bedroom mid-terraced property offers comfortable and practical living, ideal for first-time buyers, small families, or investors.

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Property Details

Agents Note

There is a easement on the title, please enquire with branch.

Entrance Hall

Radiator.

Living Room 13' x 12' (3.96m x 3.66m)

Rear aspect patio doors to garden, electric fire, laminate flooring and radiator.

Dining Room 12' x 15' 2" (3.66m x 4.62m)

Front aspect bay window, gas fire and radiator.

Kitchen 6' 3" x 8' 9" (1.91m x 2.67m)

Rear aspect window, space for appliances, wall and base units, sink and drainer, tiled splash back, radiator and integrated over and hobs.

Landing

Radiator and doors to bedrooms and family bathroom.

Bedroom One 9' 1" x 13' (2.77m x 3.96m)

Rear aspect window, built in wardrobe and radiator.

Bedroom Two 12' 7" x 8' 9" (3.84m x 2.67m)

Front aspect window and radiator.

Bedroom Three 9' 8" x 6' 2" (2.95m x 1.88m)

Front aspect window and radiator

Shower Room

Rear aspect window, tiled walls and flooring, shower cubicle, wash hand basin, extractor fan and airing cupboard.

Outside W/C 4' 8" x 3' 4" (1.42m x 1.02m)

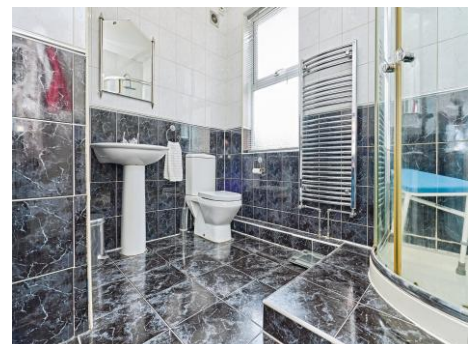
W/C, lino flooring and PVC ceiling and walls.

Outbuilding 6' x 3' 8" (1.83m x 1.12m)

Tiled flooring. Currently used as a laundry room.

Rear Garden

Patio and lawn area. Pond w/koi.





Total floor area 95.9 m² (1,032 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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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104416 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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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