

for sale

offers in the region of **£435,000** Freehold

**Paul  
Dubberley**



Cartbridge Lane South Walsall WS4 1GA

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## Property Description

Paul Dubberley Estate Agents have got something special for you – a fantastic detached home located in Walsall that's ready and waiting for its new owners.

Imagine a spacious living room that instantly makes you feel at home, and a handy downstairs w/c for convenience. It's basically the dream living space you've been looking for.

Upstairs, you'll find four really generous bedrooms that are perfect for family life. plus a sleek ensuite shower room that'll make your morning routine a total breeze.

Outside, you've got off-road parking, a garage for all your storage needs, and a rear garden that's just waiting for summer barbecues and lazy weekend relaxation.

## Agents Notes

A management is paid each year, this can sometimes change. The vendor currently pays £149.12 for the year.

## Entrance Hall

Storage and stairs to landing.

## Living Room

16' 7" x 10' 3" ( 5.05m x 3.12m )  
Front aspect double glazed window, rear aspect double glazed patio doors and two radiators.

## Study

9' 5" x 9' 5" ( 2.87m x 2.87m )  
Front aspect double glazed window, side aspect double glazed window and radiator.

## Kitchen

9' 8" x 20' 5" ( 2.95m x 6.22m )  
Rear aspect double glazed window, side

aspect double glazed window, integrated washing machine and dishwasher, tiled flooring, electric over with gas hob, boiler and rear aspect door leading to garden.

## Guest W/C

wash hand basin, w/c and radiator.

## Landing

Rear aspect double glazed window and storage.

## Bedroom One

14' 9" x 9' 10" ( 4.50m x 3.00m )  
Side aspect double glazed window and radiator.

## En Suite

Rear aspect double glazed window, w/c, shower cubicle, wash hand basin and tiled floor.

## Bedroom Two

10' 10" x 11' 2" ( 3.30m x 3.40m )  
Front aspect double glazed window and radiator.

## Bedroom Three

10' 5" x 8' ( 3.17m x 2.44m )  
Front aspect double glazed window, built in wardrobes and radiator.

## Bedroom Four

10' 6" x 8' 8" ( 3.20m x 2.64m )  
Front aspect double glazed window, built in wardrobes and radiator.

## Bathroom

Front aspect double glazed window, wash hand basin, tiled floor, bath, w/c and radiator.

## Front Garden

Lawn area and steps to front. Garage at the side of property.

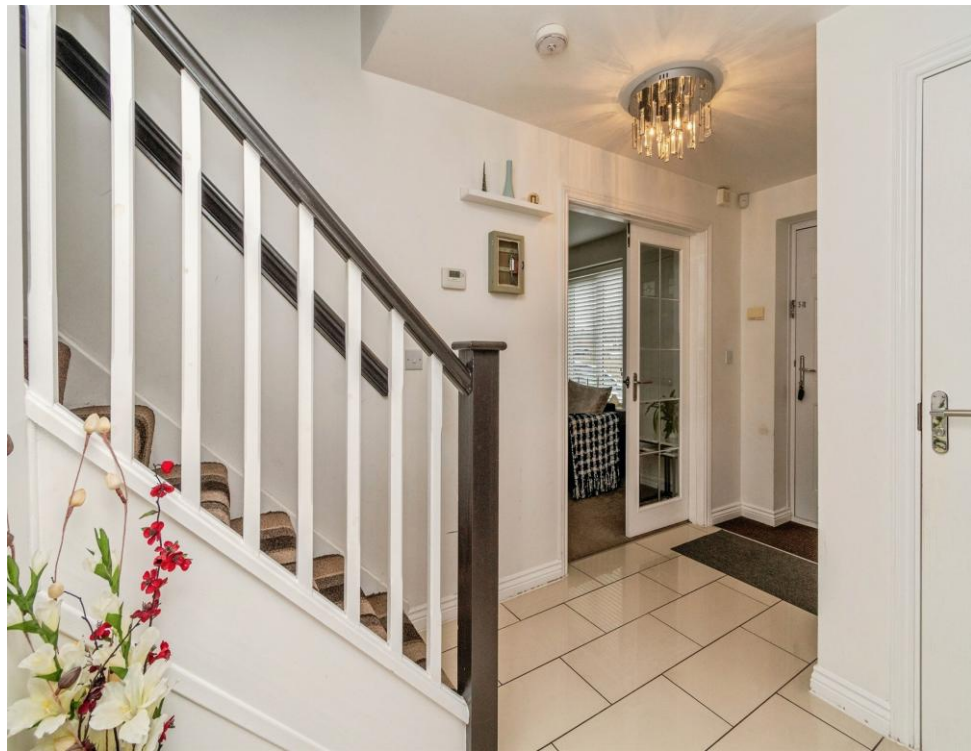
### Rear Garden

Decking area, patio and lawn area.

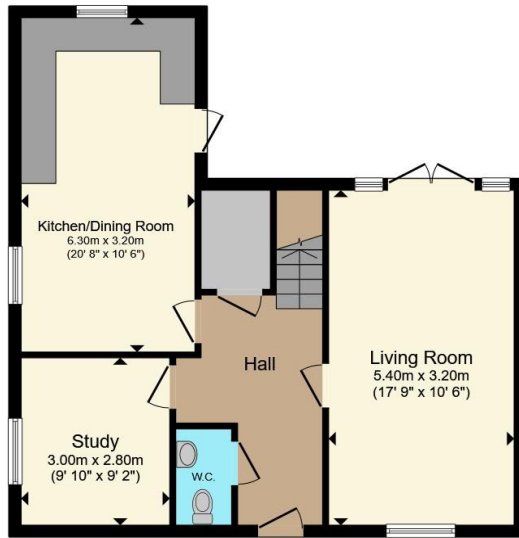
### Garage

16' 5" x 7' 10" ( 5.00m x 2.39m )  
up and over doors.





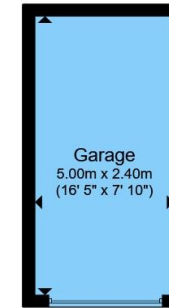




**Ground Floor**



**First Floor**



**Garage**

Total floor area 132.5 m<sup>2</sup> (1,426 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](http://www.propertybox.io)

**Paul  
Dubberley**

To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
WEDNESBURY WS10 9BY

EPC Rating: C Council Tax  
Band: E

**view this property online [PaulDubberley.co.uk/Property/PWE104140](http://PaulDubberley.co.uk/Property/PWE104140)**

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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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Property Ref: PWE104140 - 0005

