

for sale

offers in the region of **£265,000** Freehold

**Paul  
Dubberley**



Cobden Street Wednesbury WS10 9RL

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## Property Description

A beautifully presented three-storey end-terrace family home offering spacious and versatile accommodation throughout. Boasting four well-proportioned bedrooms. This impressive property is ideal for growing families or those seeking flexible living space.

The ground floor features a welcoming entrance hall, a modern fitted kitchen, and a generous lounge/dining area with ample space for both relaxation and entertaining. A convenient cloakroom/WC completes the ground floor accommodation.

To the first floor are two bedrooms and a contemporary family bathroom. Occupying the entire top floor is two double bedrooms, providing a private retreat with a spacious layout and one en-suite bathroom.

Externally, the property enjoys the advantages of an end-terrace position, offering additional privacy. The rear garden provides a pleasant outdoor space for family enjoyment. Parking is located on the car park to the rear (gated access).

## Entrance Hall

Radiator and doors to kitchen, living room and downstairs WC.

## Living Room

12' 2" x 11' 11" ( 3.71m x 3.63m )  
Rear aspect patio doors, 2x rear aspect windows and radiator.

## Kitchen

9' 9" x 8' 2" ( 2.97m x 2.49m )  
Front aspect window, wall and base units, built in fridge freezer and dish washer, electric oven and hobs, radiator, sink and drainer and tiled floor.

## W/C

WC, wash hand basin and radiator,

## Landing

Doors to bedrooms and bathroom

## First Floor

### Bedroom Three

12' 3" x 9' 11" ( 3.73m x 3.02m )  
Front aspect bay window and 2 x radiators.

### Bedroom Four

8' 10" x 12' ( 2.69m x 3.66m )  
Rear aspect window and radiator.

## Bathroom

Side aspect window, bath with shower over, heated towel rail, wash hand basin, part tiled wall and W/C.

## Landing

Doors to bedrooms

## Second Floor

### Bedroom One

12' 1" x 8' 8" ( 3.68m x 2.64m )  
2 x sky lights and radiator.

### En Suite

Side aspect window, W/C, heated towel rail and sky light.

### Bedroom Two

9' 11" x 12' 4" ( 3.02m x 3.76m )  
Front aspect window and radiator.

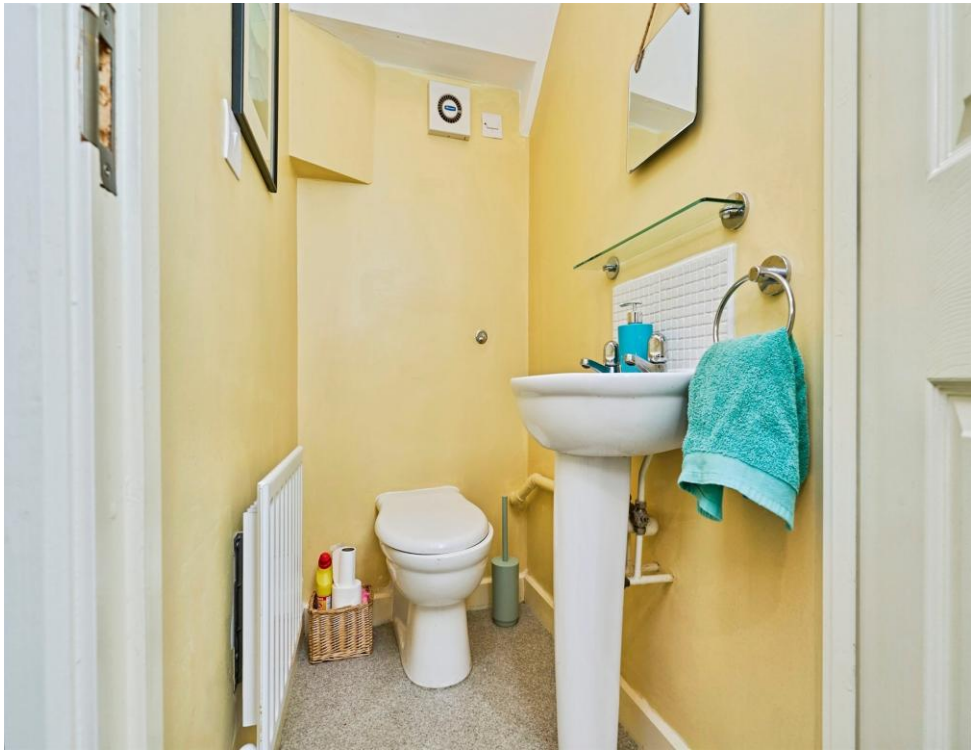
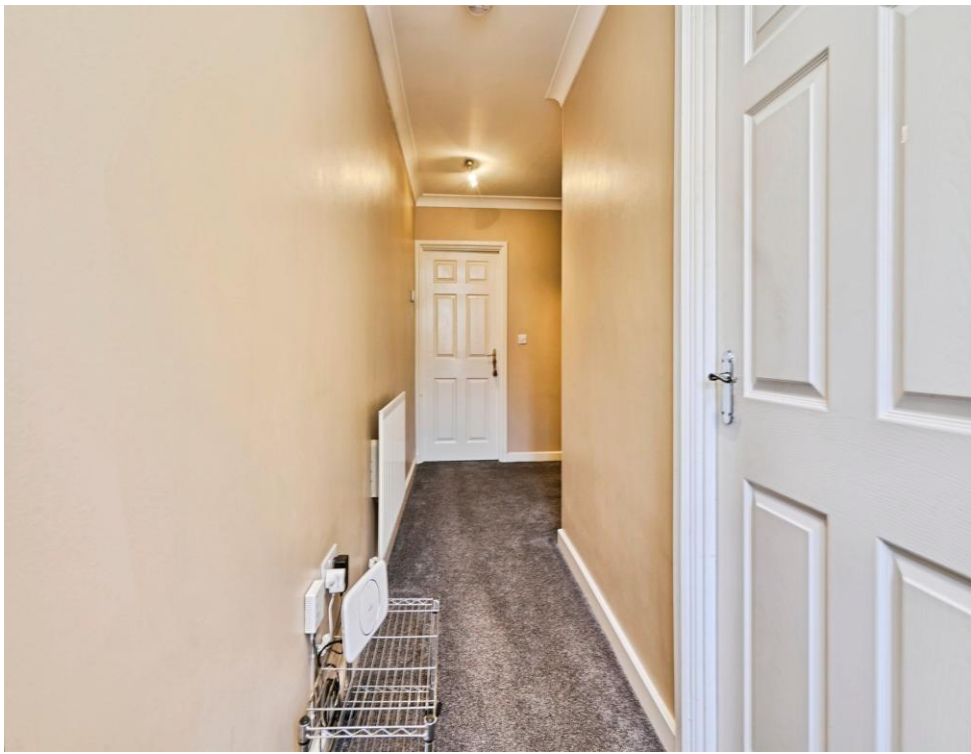
## Front Garden

On street parking with gated car park to rear.

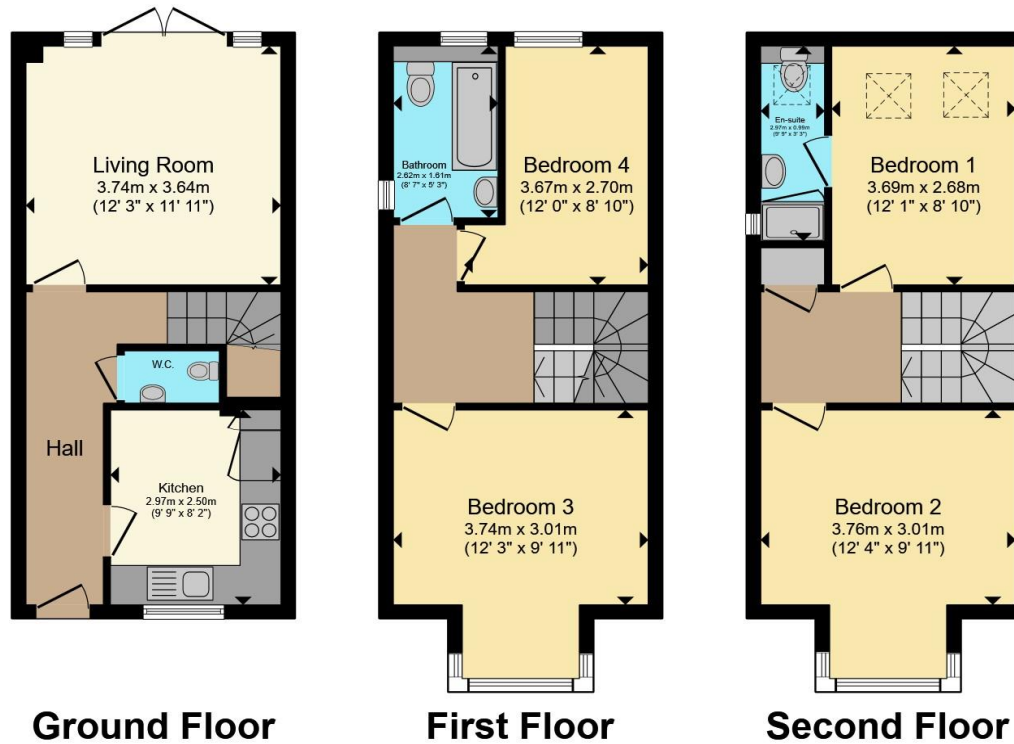
## Rear Garden

Lawn and decking area.









Total floor area 99.2 m<sup>2</sup> (1,068 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: A

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