

for sale

£340,000 Freehold



Monmouth Road Walsall WS2 0EJ

Spacious DETACHED family home occupying a generous plot with driveway, garage and large rear garden. Offering THREE BEDROOMS, TWO RECEPTION ROOMS and an outstanding scope for modernisation and extension (STPP)

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Porch

Welcoming entrance porch to hallway.

Hall

Hallway providing access to all ground floor accommodation and stairs to first floor.

Dining Room

14' 1" x 11' 6" (4.29m x 3.51m)

Having double-glazed bay window to front aspect, feature fireplace and central heating radiator.

Living Room

21' 11" x 11' 6" (6.68m x 3.51m)

Generous dining room having feature fireplace, central heating radiator and sliding door to rear garden.

Kitchen

11' 3" x 7' 3" (3.43m x 2.21m)

Having a range of wall and base units, plumbing for appliances and double-glazed window overlooking the rear garden.

Wc

2' 6" x 5' 2" (0.76m x 1.57m)

ground floor wc.

Landing

stairs to first floor giving access to all first floor accommodation.

Bedroom One

15' 3" x 11' 2" (4.65m x 3.40m)

Principal bedroom having double-glazed bay window to front aspect and central heating radiator.

Bedroom Two

12' 6" x 11' 10" (3.81m x 3.61m)

Double bedroom having double-glazed window to rear aspect and central heating radiator.

Bedroom Three

8' 6" x 7' 3" (2.59m x 2.21m)

Well-sized third bedroom having double-glazed window to front and central heating radiator.

Bathroom



5' 5" x 6' 9" (1.65m x 2.06m)

Family bathroom comprising a wash hand basin, low flush toilet, panelled bath and heated towel rail.

Garage

17' 5" x 8' 2" (5.31m x 2.49m)

Generous garage having additional storage space.

Rear Garden

Mainly laid to lawn with mature trees and planting.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.





Total floor area 118.3 m² (1,273 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

**Paul
Dubberley**

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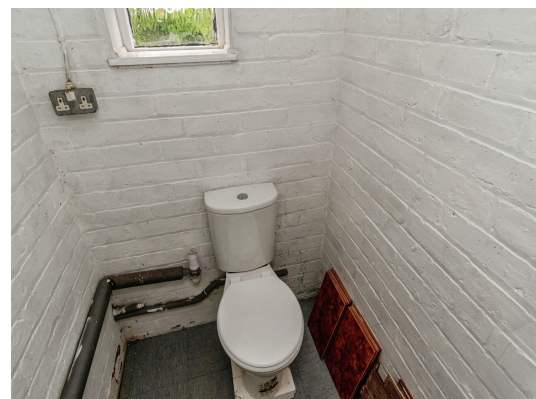
14 New Road
 WILLENHALL WV13 2BG

Property Ref: PWI104607 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: D

view this property online PaulDubberley.co.uk/Property/PWI104607



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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