

for sale

offers over **£190,000** Freehold

**Paul
Dubberley**



Teal Grove WEDNESBURY WS10 8GD

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Property Description

2 Bedroom End-Terraced Property

This well-presented two-bedroom end-terraced home offers comfortable living space, making it ideal for first-time buyers, small families, or investors.

The property briefly comprises a welcoming entrance hall leading to a spacious lounge, filled with natural light, and a modern fitted kitchen with ample storage and worktop space.

To the rear is access to a private enclosed garden, perfect for outdoor seating and low-maintenance enjoyment.

Upstairs, the accommodation includes two generously sized bedrooms, along with a family bathroom fitted with a white suite.

Further benefits include uPVC double glazing, gas central heating, and the added advantage of being an end-terrace, providing extra privacy and side access. The property is conveniently located close to local amenities, schools, and transport links.

Early viewing is highly recommended

Entrance Hall

Laminated floor, radiator and stairs to landing.

Living Room

12' 3" x 14' 3" (3.73m x 4.34m)

Rear aspect double glazed patio doors to garden, x 2 radiators and understairs storage.

Kitchen

5' 9" x 9' 9" (1.75m x 2.97m)

Front aspect double glazed window, tiled floor, electric oven with gas hob, space appliances, sink and drainer. Wall and base units.

Landing

Side aspect double glazed window, loft access and radiator.

Bedroom One

12' 3" x 10' (3.73m x 3.05m)

Rear aspect double glazed window and radiator.

Bedroom Two

12' 3" x 7' 8" (3.73m x 2.34m)

x 2 Front aspect double glazed windows, radiator and storage cupboard.

Bathroom

Bath with shower over, extractor fan, radiator, lino flooring and partially tiled walls.

Front Garden

Lawn area, pathway to front and gate to rear.

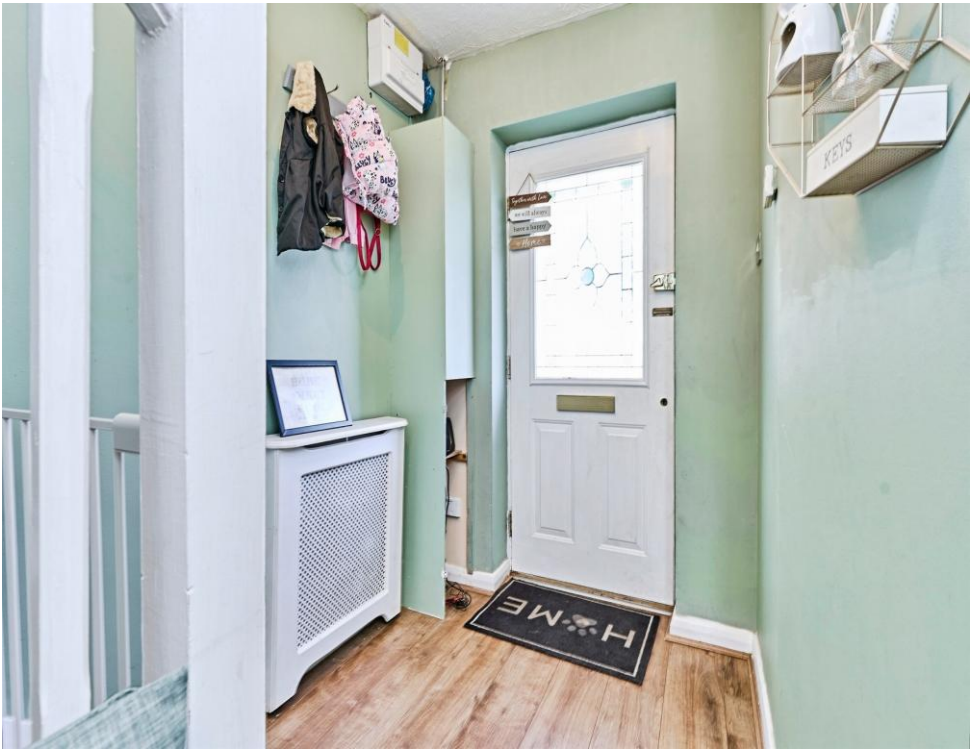
Rear Garden

Lawn area.

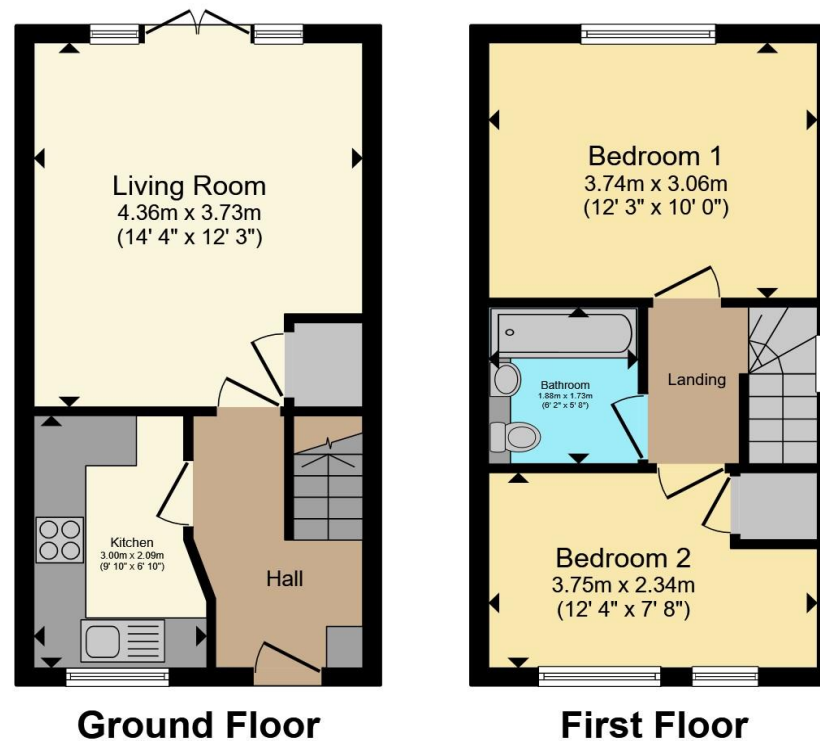
Agents Note

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 56.7 m² (610 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
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To view this property please contact Paul Dubberley on

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EPC Rating: C Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PWE104352

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.

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