

for sale

offers over **£210,000** Freehold

**Paul
Dubberley**



Durham Road Wednesbury WS10 0SJ

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Property Description

Two-Bedroom Semi-Detached Property

This well-presented two-bedroom semi-detached property offers comfortable and practical living throughout, making it an ideal home for first-time buyers, small families, or investors.

Upon entering the property, you are welcomed into a bright and inviting hallway which provides access to the main living areas. The ground floor comprises a spacious lounge, offering ample room for relaxation and entertaining, with large windows allowing plenty of natural light to fill the space.

To the rear, the property features a fitted kitchen with a range of wall and base units, work surfaces, and integrated appliances where applicable. The kitchen provides access to the rear garden, creating a convenient layout for both everyday living and outdoor entertaining.

Upstairs, the property offers two well-proportioned bedrooms, including a generous master bedroom and a second bedroom suitable for a child's room, guest accommodation, or a home office. The family bathroom is also located on this floor and includes a bath, wash basin, and WC.

Conveniently located, the property is close to local amenities, schools, and transport links, making it a practical choice for modern living.

Entrance Hall

Storage cupboard with gas meter and stairs to landing.

Lounge

20' x 11' (6.10m x 3.35m)

Front aspect bay window, gas fire with brick surround, serving hatch to kitchen and rear aspect patio doors to garden.

Kitchen

11' 2" x 7' 8" (3.40m x 2.34m)

Rear aspect window, wall and base units, partially tiled walls, sink and drainer, space for appliances.

Landing

Side aspect window, loft access with ladders and cupboard with storage.

Bedroom One

9' x 14' 2" (2.74m x 4.32m)

2 x front aspect windows and storage cupboard.

Bedroom Two

10' 5" x 10' 7" (3.17m x 3.23m)

Rear aspect window and built in wardrobe.

Bathroom

Rear aspect window, partially tiled walls, air vent, bath with shower over and wash hand basin with vanity.

Front Garden

Block paved Driveway

Rear Garden

Patio area, lawn area and gate leading to front.

Garage

8' 5" x 19' 2" (2.57m x 5.84m)

Power and lighting

Outbuilding

10' x 4' 9" (3.05m x 1.45m)

Lino flooring, space for appliances, has electric and plumbing.

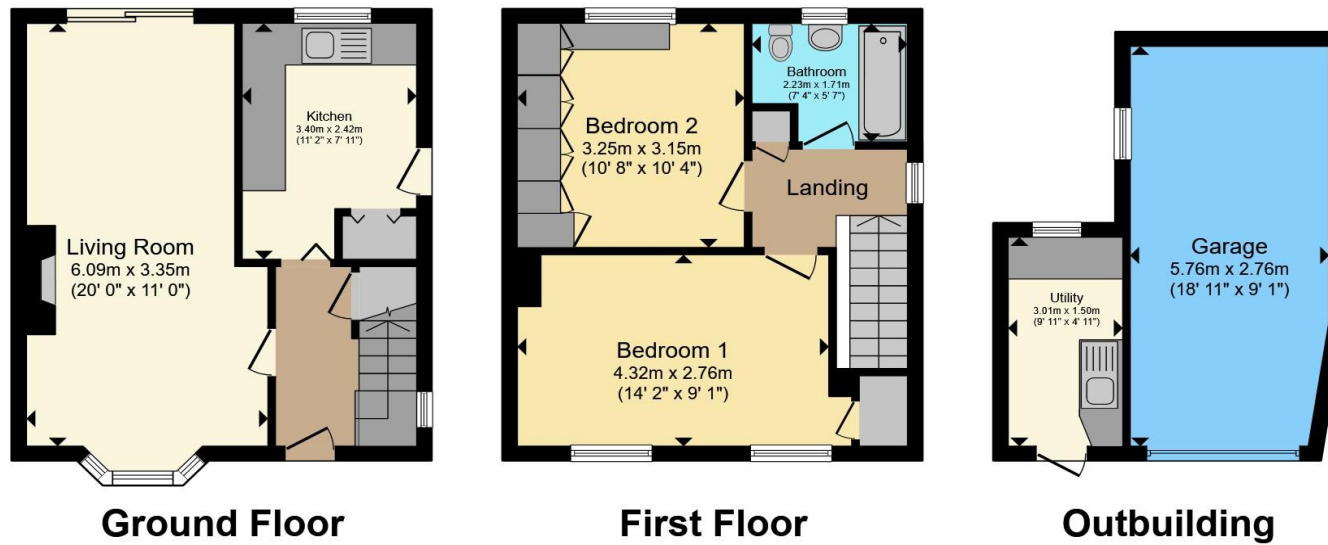
Agents Note

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 87.1 m² (937 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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97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: E Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PWE104318

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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