

for sale

offers over **£220,000** Freehold

**Paul
Dubberley**



Crankhall Lane WEDNESBURY WS10 0EB

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Property Description

Three Bedroom End-Terrace Home with Garden, Pond and Woodland Outlook

This attractive three-bedroom end-terrace property offers well-proportioned accommodation and the added benefit of a beautifully maintained rear garden with a small pond and backing onto peaceful woodland, creating a lovely sense of privacy and tranquillity.

The ground floor features a welcoming entrance hall leading to a comfortable living area and a spacious kitchen/dining area, ideal for family life and entertaining. Large windows allow plenty of natural light throughout the home.

Upstairs, there are three good-sized bedrooms, all offering flexible use for family living.

Externally, the rear garden is a real highlight, featuring a small pond and mature planting with woodland to the rear providing a scenic and serene outlook. The end-terrace position further enhances privacy and outdoor space. A garden protected from sunlight—often called a shaded or low-light garden—offers a calm, cool, and refreshing space that differs greatly from traditional sun-filled gardens. While many plants thrive in direct sunlight, a shaded garden can be just as beautiful, providing a lush, tranquil environment with its own unique character.

Entrance Hall

Two side aspect double glazed windows, understairs storage and radiator.

Lounge

11' 5" x 16' 2" (3.48m x 4.93m)
Front aspect double glazed bay windows, wooden flooring and radiator.

Kitchen

11' 4" x 7' (3.45m x 2.13m)
Rear aspect double glazed window, wall and base units, lino flooring, space for appliances and extractor fan.

Landing

Side aspect double glazed window and loft access.

Bedroom One

10' 2" x 17' 4" (3.10m x 5.28m)
Front aspect double glazed window, wood flooring, radiator and storage cupboard.

Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)
Rear aspect double glazed window, radiator and storage cupboard.

Bedroom Three

8' 2" x 8' (2.49m x 2.44m)
Rear aspect double glazed window, wooden flooring and radiator.

Bathroom

Side aspect double glazed window, extractor fan, shower cubicle, tiled flooring and radiator.

Front Garden

Fruit trees with a woodland outlook.

Rear Garden

mature woodland, offering a high degree of privacy and a peaceful natural setting. A small ornamental pond provides an attractive focal point and enhances the sense of tranquillity,

Agents Note

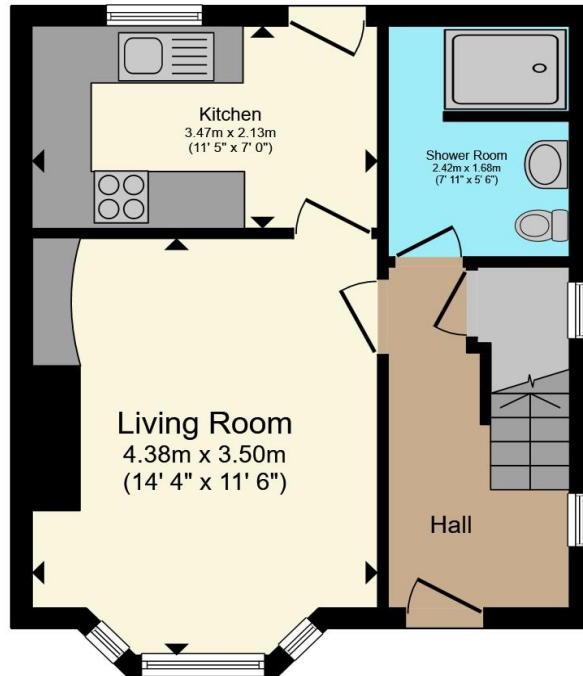
AML fee is chargeable once an offer is

accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

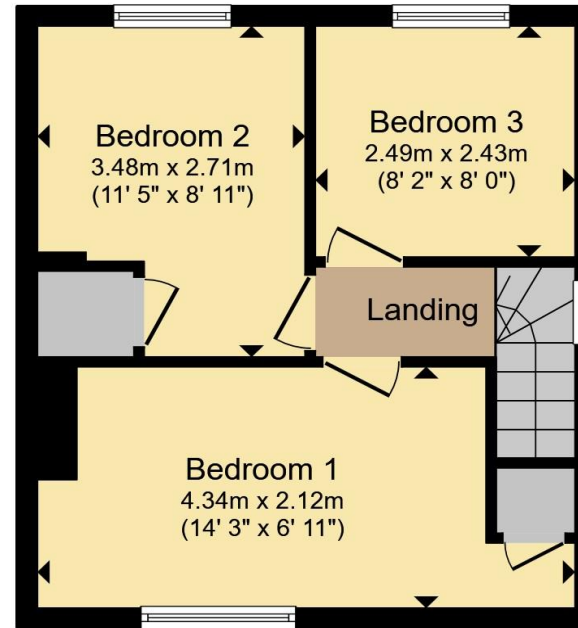








Ground Floor



First Floor

Total floor area 67.5 m² (726 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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EPC Rating: C Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104436

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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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