

for sale

offers in the region of **£260,000** Freehold

**Paul
Dubberley**



Vicarage Road Wednesbury WS10 9DW

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Property Description

Fully Refurbished 4-Bedroom End Terraced Home

This beautifully presented four-bedroom end terraced property has been completely refurbished to a high standard throughout, offering modern living with a stylish finish and generous living space—perfect for families or professionals alike. Located close to Axletree Retail Park, Wednesbury Bus station and town, fact motorway access M6 J9

Upon entering the property, you are welcomed by a bright and spacious hallway leading into a contemporary open-plan living and dining area. The brand-new kitchen boasts sleek cabinetry, integrated appliances, and ample workspace, making it both practical and elegant.

Upstairs, the property features four well-proportioned bedrooms, including a spacious master, all finished to a high standard with fresh décor and new flooring. The modern family bathroom has been tastefully designed with high-quality fittings and a clean, contemporary look.

Externally, the property benefits from a private rear garden—ideal for relaxing or entertaining—and on street parking to the front.

Living Room

11' 2" x 12' 2" (3.40m x 3.71m)
Front aspect double glazed window, radiator and herringbone flooring.

Dining Room

12' 6" x 12' 9" (3.81m x 3.89m)
Rear aspect double glazed patio doors, radiator, storage cupboard and herringbone flooring.

Newly Fitted Kitchen

Side aspect double glazed window, radiator, wall and base units, herringbone flooring, marble splash back, fitted electric over and microwave, gas hob with extractor over.

Landing

Radiator, doors to bedrooms and stairs to second floor.

Bedroom One

17' 6" x 15' 1" (5.33m x 4.60m)
3 x Sky light windows and radiator.

Upstairs Bathroom

Shower cubicle, wc and wash hand basin.

Bedroom Two

7' 3" x 7' 3" (2.21m x 2.21m)
Front aspect double glazed window and radiator.

Bedroom Three

12' 9" x 8' 4" (3.89m x 2.54m)
Rear aspect double glazed window and radiator.

Downstairs Bathroom

Rear aspect double glazed window, lino flooring, shower cubicle, w/c, extractor fan, free standing bath, wash hand basin with storage.

Front

Stairs leading to front door and on street parking.

Rear Garden

Patio 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 108.6 m² (1,169 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

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To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: E Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104508

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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Property Ref: PWE104508 - 0010

