

for sale

offers in the region of **£240,000** Freehold

**Paul
Dubberley**



Hillary Avenue Wednesbury WS10 0HE

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Property Description

This well-presented three-bedroom semi-detached property offers comfortable family living, situated in a desirable residential location

The property welcomes you with a bright entrance hallway leading into a spacious living room, ideal for relaxing and entertaining. To the rear, a fitted kitchen which provides ample storage and workspace, with direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, including two doubles and a single room, suitable for use as a nursery, home office, or guest room. A family bathroom completes the first floor, fitted with a contemporary suite.

Externally, the property benefits from a driveway to the front offering off-road parking. To the rear, a private garden provides a great outdoor space for children, pets, or summer entertaining.

Porch

Side and front aspect double glazed windows.

Entrance Hall

Stairs to landing.

Living Room

20' 10" x 10' 4" (6.35m x 3.15m)

Front and rear aspect double glazed window, radiator and built in fire.

W/C

Side aspect double glazed window and w/c.

Conservatory

14' x 7' 2" (4.27m x 2.18m)

Rear aspect double glazed windows and rear

aspect double glazed patio door.

Kitchen

13' 6" x 7' 5" (4.11m x 2.26m)

Side aspect double glazed window, tiled splash back, wall and base units, sink and drainer, radiator and space for appliances.

Landing

Doors to bedrooms and bathroom.

Bedroom One

9' 8" x 13' 4" (2.95m x 4.06m)

Front aspect double glazed window, storage and radiator.

Bedroom Two

10' 2" x 7' 4" (3.10m x 2.24m)

Rear aspect double glazed window and radiator.

Bedroom Three

10' 6" x 8' 4" (3.20m x 2.54m)

Front aspect double glazed window and radiator.

Bathroom

Rear aspect double glazed window, tiled walls, wash hand basin with vanity, w/c and radiator.

Front Garden

Block paved driveway

Rear Garden

low maintenance with artificial grass.

Agents Note

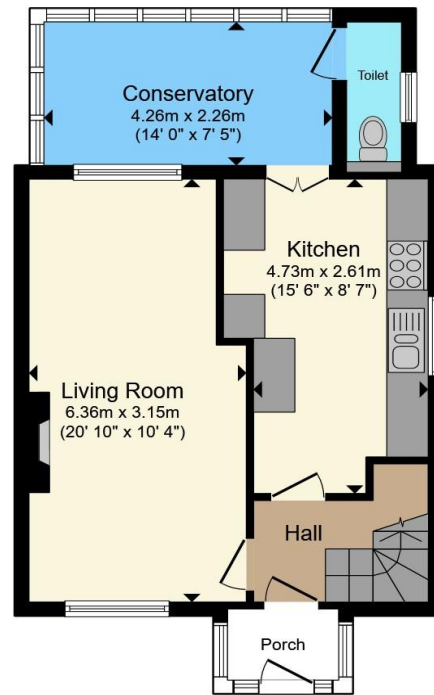
AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering

checks

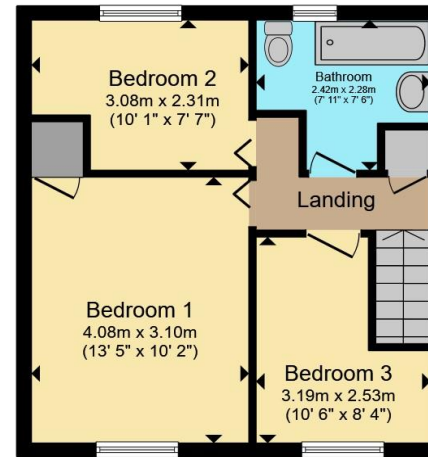








Ground Floor



First Floor

Total floor area 85.7 m² (922 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: D Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104354

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