

for sale

offers over **£230,000** Freehold

**Paul
Dubberley**



Pritchard Street Wednesbury WS10 9EW

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Property Description

3-Bedroom Terraced Property – Well-Presented Family Home

This well-presented three-bedroom terraced property offers comfortable and practical living accommodation, making it an ideal choice for first-time buyers, growing families, or investors

The ground floor features a welcoming entrance hallway leading into a spacious and light-filled living room, perfect for both relaxing and entertaining. To the rear of the property is a modern fitted kitchen with ample storage and worktop space, along with room for dining. The kitchen provides direct access to the rear garden.

Upstairs, the property comprises three well-proportioned bedrooms, including two generous doubles and a versatile single room that can be used as a child's bedroom, home office, or dressing room. A family bathroom completes the first-floor accommodation, fitted with a contemporary suite.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and leisure, along with on-street parking to the front.

Entrance Hall

Tiled flooring, radiator, doors to kitchen, dining room and living room.

Living Room

12' 6" x 12' 3" (3.81m x 3.73m)
Side aspect window, doors to rear and stairs to landing.

Dining Room

12' 6" x 11' (3.81m x 3.35m)
Front aspect window and radiator.

Kitchen

17' x 8' (5.18m x 2.44m)

Side aspect window, wall and base units, tiled flooring, sink and drainer, space for appliances, extractor fan and sky light.

Landing

Doors to bedrooms.

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)
Front aspect window, door to walk in wardrobe and radiator.

Walk In Wardrobe

11' 1" x 4' (3.38m x 1.22m)
Front aspect window and storage.

Bedroom Two

12' 4" x 8' 2" (3.76m x 2.49m)
Rear aspect window, built in wardrobe and radiator.

Bedroom Three

12' 2" x 7' 10" (3.71m x 2.39m)
Rear aspect window and radiator.

Downstairs Bathroom

Rear aspect window, bath, shower cubicle, wash hand basin with vanity, tiled walls and flooring, w/c, heated towel rail and radiator.

W/C

w/c and wash hand basin.

Cellar

12' 6" x 10' 10" (3.81m x 3.30m)
Front Garden

On Street Parking

Rear Garden

Lawn and 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 113.6 m² (1,223 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: B

view this property online PaulDubberley.co.uk/Property/PWE104405

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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