

for sale
£230,000 Freehold

**Paul
Dubberley**



Franchise Street Wednesbury WS10 9RE

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Property Description

An exceptionally spacious and substantially extended three-bedroom mid-terraced home, offering impressive accommodation comparable in size to - and in some cases exceeding - many four-bedroom detached properties. This well-proportioned residence presents a fantastic opportunity for families seeking generous living space, versatility, and excellent value for money.

Internally, the property offers expansive living accommodation, further enhanced by a substantial rear extension that significantly increases the overall floor space and creates a versatile environment ideally suited to modern family living and entertaining. This addition allows the home to feel far larger than a typical three-bedroom terrace, providing excellent flexibility for a variety of lifestyle needs.

The property also benefits from a thoughtfully converted loft, incorporating a spacious bedroom with its own ensuite facility, offering a private and comfortable retreat ideal for homeowners or guests alike.

With three well-sized bedrooms - including the additional loft accommodation - and the overall scale more commonly associated with larger detached homes, this is a rare opportunity to acquire a deceptively spacious property in a popular and practical setting. Early viewing is highly recommended to fully appreciate the size and potential this home has to offer.

Agents Note

There is an easement on the title, please enquire with branch

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

Lounge

22' 3" x 12' 5" (6.78m x 3.78m)

Front aspect double glazed window, spot lights, radiator and understairs storage.

Dining Room

26' 9" x 10' 9" (8.15m x 3.28m)

Extension to rear, spot lights, wooden floor, gas fire and radiator.

Kitchen

10' 3" x 7' 5" (3.12m x 2.26m)

Sky light, wall and base units, gas cooker, space for appliances, tiled splash back and lino flooring.

Utility Room

housing boiler and storage

Landing

Stairs to bedrooms and bathroom

Bedroom One

12' x 12' 4" (3.66m x 3.76m)

2 x front aspect double glazed window and radiator.

Bedroom Two

10' 1" x 9' 4" (3.07m x 2.84m)

Rear aspect double glazed window and radiator.

Bedroom Three (loft Room)

19' x 12' 3" (5.79m x 3.73m)

Rear aspect double glazed window, sky light, spot lights and radiator.

En Suite

Rear aspect double glazed window, shower cubicle, lino flooring, w/c and wash hand basin.

Bathroom

Tiled flooring and walls, radiator, bath with shower over, extractor fan, w/c and wash hand basin.

Rear Garden

Low maintenance garden with patio area and lean too for BBQ.









Total floor area 131.6 m² (1,416 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

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97 Walsall Street
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EPC Rating: D Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104439

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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