

for sale

offers over **£320,000** Freehold

**Paul
Dubberley**



Basalt Lane Wednesbury WS10 8WF

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Property Description

Do you need help selling your property?
Do you need help finding the right mortgage?
Do you have a property to let?

Here at Paul Dubberley Wednesbury we offer free advice on the house buying and selling process.
Contact us on 01215053533

Entrance Hall

Doors to lounge, guest w/c and kitchen. Stairs to landing.

Guest W/C

Front aspect double glazed window, w/c, wash hand basin and radiator.

Lounge

13' 2" into bay x 14' 8" (4.01m into bay x 4.47m)

Front aspect double glazed window, side aspect bay double glazed window and radiator.

Kitchen

17' 4" x 11' 2" (5.28m x 3.40m)

Rear aspect patio doors, skylights, laminated floor.

Landing

Rear aspect double glazed window and doors to bedrooms and bathroom.

Bedroom One

15' 6" x 9' 3" (4.72m x 2.82m)

Front aspect double glazed window, built in wardrobes and radiator.

En Suite

Rear aspect double glazed window, walk in shower, w/c, wash hand basin and heated

towel rail.

Bedroom Two

10' 5" x 9' 9" (3.17m x 2.97m)

Front aspect double glazed window and radiator.

Bedroom Three

9' 9" x 8' 1" (2.97m x 2.46m)

Rear aspect double glazed window, side aspect double glazed window and radiator.

Family Bathroom

Front aspect double glazed window, wash hand basin, w/c, bath with shower over.

Front Garden

Driveway and lawn area with shrub borders.

Rear Garden

Lawn and patio area

Outbuilding

18' 9" x 9' (5.71m x 2.74m)

Up and over door and boiler.

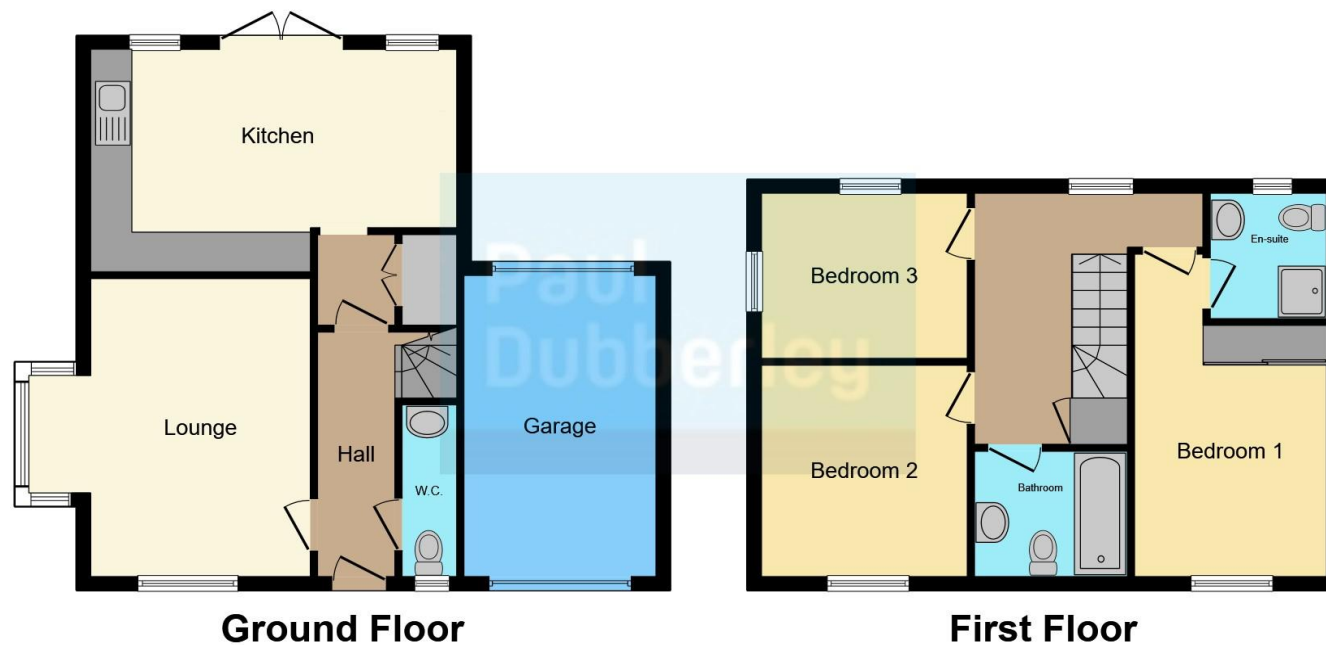
Agents Note

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









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.focalagent.com

To view this property please contact Paul Dubberley on

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

view this property online PaulDubberley.co.uk/Property/PWE103986

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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