

for sale

offers in the region of **£435,000** Freehold

**Paul
Dubberley**



Cartbridge Lane South Walsall WS4 1GA

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Property Description

Paul Dubberley Estate Agents have got something special for you – a fantastic detached home located in Walsall that's ready and waiting for its new owners.

Imagine a spacious living room that instantly makes you feel at home, and a handy downstairs w/c for convenience. It's basically the dream living space you've been looking for.

Upstairs, you'll find four really generous bedrooms that are perfect for family life. plus a sleek ensuite shower room that'll make your morning routine a total breeze.

Outside, you've got off-road parking, a garage for all your storage needs, and a rear garden that's just waiting for summer barbecues and lazy weekend relaxation.

Agents Notes

A management is paid each year, this can sometimes change. The vendor currently pays £149.12 for the year.

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

Entrance Hall

Storage and stairs to landing.

Living Room

16' 7" x 10' 3" (5.05m x 3.12m)

Front aspect double glazed window, rear aspect double glazed patio doors and two radiators.

Study

9' 5" x 9' 5" (2.87m x 2.87m)

Front aspect double glazed window, side

aspect double glazed window and radiator.

Kitchen

9' 8" x 20' 5" (2.95m x 6.22m)

Rear aspect double glazed window, side aspect double glazed window, integrated washing machine and dishwasher, tiled flooring, electric over with gas hob, boiler and rear aspect door leading to garden.

Guest W/C

wash hand basin, w/c and radiator.

Landing

Rear aspect double glazed window and storage.

Bedroom One

14' 9" x 9' 10" (4.50m x 3.00m)

Side aspect double glazed window and radiator.

En Suite

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

Bedroom Two

10' 10" x 11' 2" (3.30m x 3.40m)

Front aspect double glazed window and radiator.

Bedroom Three

10' 5" x 8' (3.17m x 2.44m)

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

Bedroom Four

10' 6" x 8' 8" (3.20m x 2.64m)

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

Bathroom

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

Front Garden

Lawn area and steps to front. Garage at the side of property.

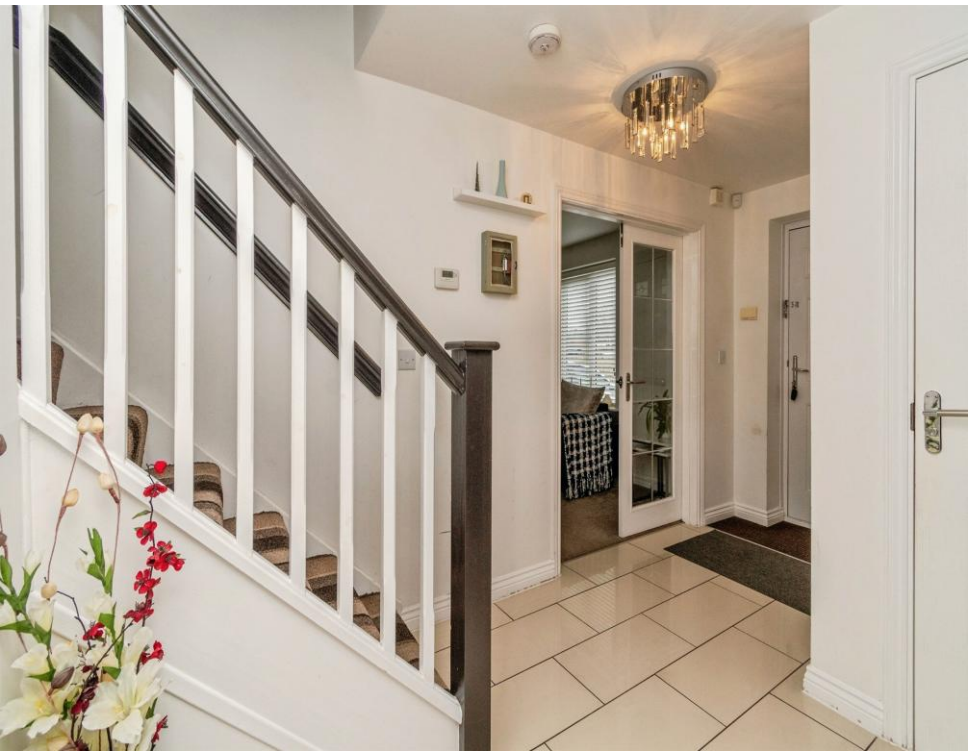
Rear Garden

Decking area, patio and lawn area.

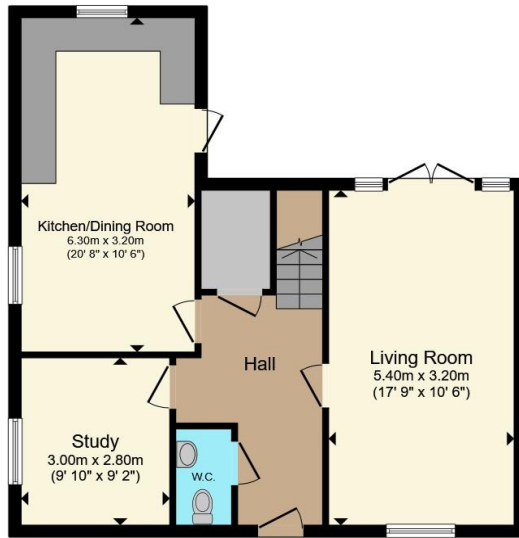
Garage

16' 5" x 7' 10" (5.00m x 2.39m)
up and over doors.

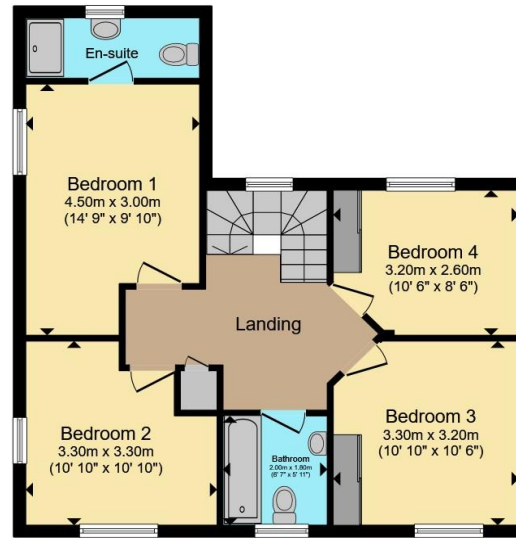




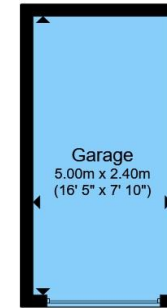




Ground Floor



First Floor



Garage

Total floor area 132.5 m² (1,426 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: C Council Tax
Band: E

view this property online PaulDubberley.co.uk/Property/PWE104140

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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