

for sale

offers in the region of **£350,000** Freehold

**Paul
Dubberley**



Burns Road Wednesbury WS10 8SR

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Property Description

Six-Bedroom Mid-Terrace Property with Loft Conversion

This spacious six-bedroom mid-terraced home offers generous and flexible accommodation arranged over multiple floors, making it ideal for large families, professional sharers, or investors seeking a high-capacity property.

The ground floor comprises a welcoming entrance hallway leading to a bright and well-proportioned living area, complemented by a separate dining space and a fully fitted kitchen offering ample storage and worktop space. The layout is both practical and adaptable for modern living.

Set across the upper floors are six well-sized bedrooms, benefiting from good natural light and versatile usage. The property further benefits from a loft conversion, which significantly enhances the overall accommodation and provides additional bedroom space or potential home-office use. Bathroom facilities are conveniently positioned to serve the household efficiently.

Externally, the property enjoys a low-maintenance rear garden, ideal for outdoor relaxation or entertaining. Situated within close proximity to local amenities, schools, and transport links, the home combines space, functionality, and convenience in a popular residential setting.

This property represents an excellent opportunity for those seeking a large terraced property with extended living space. Early viewing is highly recommended to fully appreciate the size and potential on 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.

Entrance Hall

Front aspect double glazed window, wooden Flooring, radiator and storage cupboard.

Living Room

14' x 11' 4" (4.27m x 3.45m)

Front aspect double glazed window, gas fire with surround sound, storage cupboards, 2 x radiators, laminated floor and door to kitchen.

Kitchen/Dining Area

11' 7" x 22' 5" (3.53m x 6.83m)

2 x rear aspect double glazed windows, wooden flooring, wall and base units, splash back tiling, cooker with gas hobs with extractor over, sink and drainer and space for appliances.

Utility Room

14' 8" x 5' 9" (4.47m x 1.75m)

Tiled walls, wall and base units and space for washing machine.

W/C

Partially tiled, rear aspect double glazed window, w/c and wash hand basin.

Conservatory

Dual aspect double glazed windows

Garden Room

Concrete flooring and open to garden.

First Floor

Landing

Front aspect double glazed window and storage cupboard.

Bedroom Five

8' 6" x 10' 6" (2.59m x 3.20m)

Front aspect double glazed window and radiator.

Nursery Area

5' 2" x 7' (1.57m x 2.13m)

Front aspect double glazed window.

Bedroom Three

8' 9" x 10' 8" (2.67m x 3.25m)

Rear aspect double glazed window, radiator and storage cupboard.

Bedroom Six

9' x 8' (2.74m x 2.44m)

Rear aspect double glazed window and radiator.

Bedroom Four

11' 8" x 9' (3.56m x 2.74m)

Rear aspect double glazed window, radiator and storage cupboard.

Shower Room

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

Second Floor

Landing

Storage cupboard and doors to bedrooms and bathroom

Bedroom One

12' 1" x 16' 7" (3.68m x 5.05m)

Rear aspect double glazed window, sky light, radiator and storage cupboard.

Bedroom Two

8' 7" x 13' 2" (2.62m x 4.01m)

Rear aspect double glazed window and radiator.

Bathroom

Free standing bath, sky light, wash hand basin and radiator.

Front Garden

Driveway and shared gate/alley way to rear garden.

Rear Garden

Patio and lawn area

Shed One

14' 6" x 8' 5" (4.42m x 2.57m)

2 x side aspect double glazed windows.

Shed Two

13' 6" x 9' 8" (4.11m x 2.95m)

2 x front aspect windows.









Total floor area 200.7 m² (2,160 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: A

view this property online PaulDubberley.co.uk/Property/PWE104362

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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