

for sale

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

**Paul
Dubberley**



Woodman Close Wednesbury WS10 9UA

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Property Description

This spacious and well-presented four-bedroom detached family home offers versatile accommodation throughout. The property benefits from two generous reception rooms, providing ample space for both relaxing and entertaining, alongside a modern fitted kitchen and three bathrooms for added convenience.

Upstairs, four well-proportioned bedrooms offer comfortable family living, with the principal bedroom benefiting from excellent storage and en-suite facilities. Externally, the property features a private driveway providing off-road parking, a integral garage, and a well-maintained rear garden ideal for outdoor enjoyment.

With its excellent layout and generous living space throughout, this property presents an ideal opportunity for families seeking their forever home.

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.

Entrance Hall

Radiator and access to garage.

Guest W/C

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

Lounge

14' 5" x 11' 3" (4.39m x 3.43m)
Doors to conservatory, radiator and electric fire.

Dining Room

9' 2" x 8' 7" (2.79m x 2.62m)

Front aspect double glazed bay window and radiator.

Kitchen

16' x 9' 1" (4.88m x 2.77m)
Rear aspect double glazed window, tiled floor, extractor fan, wall and base units, sink and drainer and space for appliances.

Conservatory

14' 2" x 11' 8" (4.32m x 3.56m)
Dual aspect double glazed windows and patio doors.

Landing

Side aspect double glazed window, loft access and storage housing the boiler.

Bedroom One

11' 2" x 9' 6" (3.40m x 2.90m)
Rear aspect double glazed window, radiator and built in wardrobes.

En Suite

Rear aspect double glazed window, tiled floor, electric shower, radiator, wc and wash hand basin.

Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)
Rear aspect double glazed window and radiator.

Bedroom Three

11' 6" x 6' 9" (3.51m x 2.06m)
Front aspect double glazed window and radiator.

Bedroom Four

8' 10" x 6' 7" (2.69m x 2.01m)
Side aspect double glazed window and radiator.

Bathroom

Side aspect double glazed window, part tiled walls, w/c, bath with shower screen and wash hand basin.

Front Garden

Driveway and side access to rear garden.

Rear Garden

Patio and lawn area.

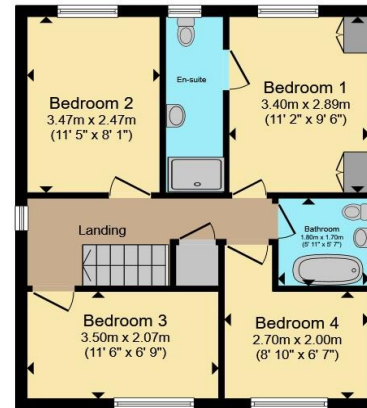








Ground Floor



First Floor

Total floor area 120.2 m² (1,294 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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97 Walsall Street
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EPC Rating: C Council Tax
Band: E

view this property online PaulDubberley.co.uk/Property/PWE104573

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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