



**Paul
Dubberley**

Cobden Street Wednesbury



Property Description

A beautifully presented three-storey end-terrace family home offering spacious and versatile accommodation throughout. Boasting four well-proportioned bedrooms. This impressive property is ideal for growing families or those seeking flexible living space.

The ground floor features a welcoming entrance hall, a modern fitted kitchen, and a generous lounge/dining area with ample space for both relaxation and entertaining. A convenient cloakroom/WC completes the ground floor accommodation.

To the first floor are two bedrooms and a contemporary family bathroom. Occupying the entire top floor is two double bedrooms, providing a private retreat with a spacious layout and one en-suite bathroom.

Externally, the property enjoys the advantages of an end-terrace position, offering additional privacy. The rear garden provides a pleasant outdoor space for family enjoyment. Parking is located on the car park to the rear (gated access).

Entrance Hall

Radiator and doors to kitchen, living room and downstairs WC.

Living Room

12' 2" x 11' 11" (3.71m x 3.63m)

Rear aspect patio doors, 2x rear aspect windows and radiator.

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

Front aspect window, wall and base units, built in fridge freezer and dish washer, electric oven and hobs, radiator, sink and drainer and tiled floor.

W/C

WC, wash hand basin and radiator,

Landing

Doors to bedrooms and bathroom

First Floor

Bedroom Three

12' 3" x 9' 11" (3.73m x 3.02m)

Front aspect bay window and 2 x radiators.

Bedroom Four

8' 10" x 12' (2.69m x 3.66m)

Rear aspect window and radiator.

Bathroom

Side aspect window, bath with shower over, heated towel rail, wash hand basin, part tiled wall and W/C.

Landing

Doors to bedrooms

Second Floor

Bedroom One

12' 1" x 8' 8" (3.68m x 2.64m)

2 x sky lights and radiator.

En Suite

Side aspect window, W/C, heated towel rail and sky light.

Bedroom Two

9' 11" x 12' 4" (3.02m x 3.76m)

Front aspect window and radiator.

Front Garden

On street parking with gated car park to rear.

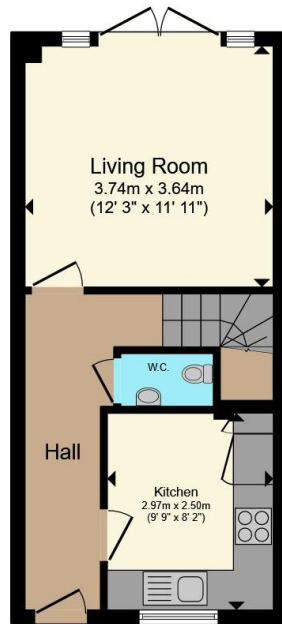
Rear Garden

Lawn and decking area.

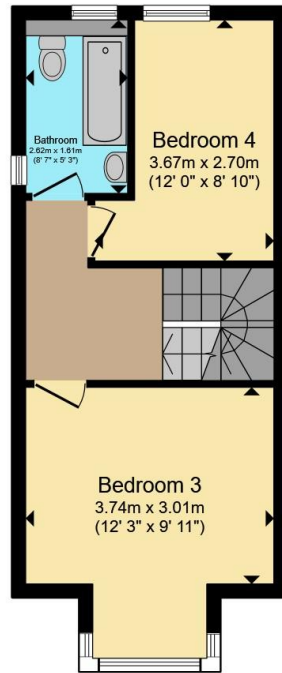
Agents Note

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

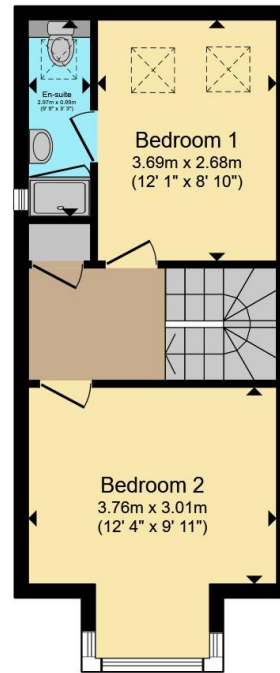




Ground Floor



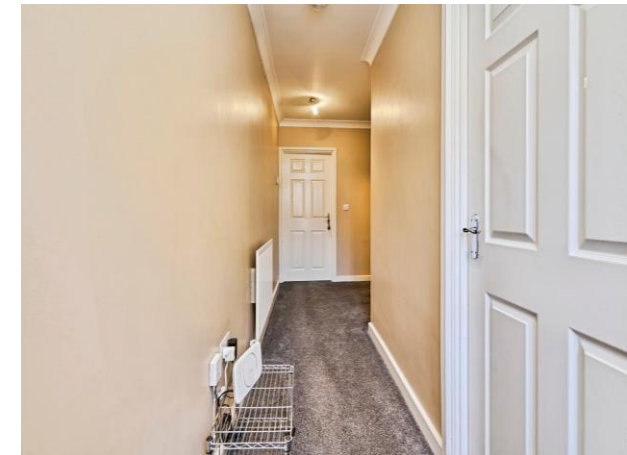
First Floor



Second Floor

Total floor area 99.2 m² (1,068 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



To view this property please contact Paul Dubberley on

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

Tenure: Freehold

view this property online PaulDubberley.co.uk/Property/PWE104542



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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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Property Ref: PWE104542 - 0013