for sale

offers in the region of **£220,000** Freehold

Paul Dubberley



# Charles Foster Street  Wednesbury WS10 8TS

# Charles Foster Street  Wednesbury WS10 8TS







## Property Description

Situated in a convenient location, this well-proportioned three-bedroom mid-terrace property offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, families, or investors alike.

The ground floor comprises two generous reception rooms, providing versatile living and dining space, alongside a fitted kitchen and a modern shower room. To the rear, the property benefits from a useful outbuilding incorporating a second kitchen area and an additional storage shed, offering excellent potential for a variety of uses.

To the first floor, there are three well-sized bedrooms, all served by the family accommodation.

Externally, the property boasts off-road parking to the front and a private rear garden, providing ample outdoor space for relaxing, entertaining, or family enjoyment.

Viewing is highly recommended to appreciate the space and potential this property has to offer.

## Agents Note

an 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 Room
12' 9" x 12' 5" ( 3.89m x 3.78m )
## Living Room
14' 8" x 11' 4" ( 4.47m x 3.45m )
## Kitchen One
12' 6" x 8' 11" ( 3.81m x 2.72m )
## Downstairs Shower Room
8' 6" x 6'  ( 2.59m x 1.83m )
## Bedroom One
12' 10" x 9' 10" ( 3.91m x 3.00m )
## Bedroom Two
14' 1" x 9' 4" ( 4.29m x 2.84m )
## Bedroom Three
10' 7" x 6' 5" ( 3.23m x 1.96m )
## Office/Outbuilding
9' 6" x 7' 4" ( 2.90m x 2.24m )
## Kitchen Two
7' 6" x 7' 5" ( 2.29m x 2.26m )
## Shed
12'  x 10' 11" ( 3.66m x 3.33m )
## Outside


VICTORIA
Polska
LAS VEGAS






Zoflora






HYDR8






**Ground Floor** **First Floor** **Outbuilding**

Total floor area 90.5 m² (974 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 Dubberley

To view this property please contact Paul Dubberley on

**T 0121 505 3533**
**E wednesbury@pauldubberley.co.uk**

97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: Awaited

Council Tax Band: A

**check out more properties at PaulDubberley.co.uk**

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.