



3 Bedroom Semi-Detached House

Queen Street, Wednesbury

Offers Over £104,950



REDSTONES

(CURRENTLY RENTED OUT AT £600PCM). Refurbished, upgraded and improved semi detached family home having the benefit of UPVC double glazing, gas central heating and no upward chain. This god sized property further comprises, lounge, dining room, refitted/extended kitchen, family bath room with shower, three bedrooms and rear garden. Energy rating D.

EXTENDED REFITTED L-SHAPE KITCHEN 13' 9" (max) x 7' 1" (4.19m x 2.18m) With UPVC double glazed windows, central heating radiator, matching wall base and drawer units, 2x stainless steel sink and drainer units, roll top work surfaces, tiled surrounds and flooring, plumbing and appliance space, door to bathroo, and UPVC double glazed door to the rear garden.

LOUNGE 14' 4" x 11' 5" (4.39m x 3.49m) With UPVC double glazed window to the front, UPVC front door, central heating radiator and door to dining room.

DINING ROOM 14' 6" x 11' 10" (4.42m x 3.63m) With UPVC double glazed window to rear, central heating radiator, stairs off to the first floor and door to the kitchen.

GENERAL INFORMATION (CURRENTLY RENTED OUT AT £600PCM). Refurbished, upgraded and improved semi detached family home having the benefit of UPVC double glazing, gas central heating and no upward chain. This god sized property further comprises, lounge, dining room, refitted/extended kitchen, family bathroom with shower, three bedrooms and rear garden. Energy rating D.

FAMILY BATHROOM 6' 6" x 7' 5" (1.99m x 2.27m) With UPVC double glazed window to rear, heated chrome towel rail, panelled bath with shower over, low level W.C, wash hand basin and tiled surrounds.

ON THE FIRST FLOOR LANDING With doors to all bedrooms.

BEDROOM ONE 14' 3" x 11' 5" (4.36m x 3.49m) With UPVC double glazed window to front and central heating radiator.

BEDROOM TWO 11' 10" x 11' 3" (3.62m x 3.45m) With UPVC double glazed window to rear, central heating radiator and built in wardrobe/store cupboard.

BEDROOM THREE 9' 3" x 7' 3" (2.82m x 2.23m) With UPVC double glazed window and central heating radiator.

OUTSIDE With garden to rear and gate to front.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

