

3 Bedroom Mid Terraced House Bowling Green Close, Wednesbury Offers In Region Of £90,000 **REDSTONES** A recently refurbished three bedroom middle terrace family home having the benefit of UPVC double glazing, gas central heating and no upward chain. Recently redecorated and re-carpeted this lovely family home further comprises reception hall, guest W.C, lounge, fitted kitchen diner, three bedrooms, family bathroom and front and rear gardens, Awaiting energy rating.

RECEPTION HALL With UPVC double glazed front door, central heating radiator, stairs off to the first floor, doors to kitchen, lounge and guest W.C.

GUEST W.C With low level W.C, corner wash hand basin and low level W.C.

LOUNGE 15' 6" x 9' 5" (4.72m x 2.87m) With UPVC double glazed window to front and UPVC double glazed door to the rear garden, central heating radiator and two built in store cup boards.

KITCHEN/DINER With UPVC double glazed windows to front and rear 2 x central heating radiators, matching wall, base and drawer units, stainless steel sink and drainer, roll top work surfaces, tiled surrounds, breakfast bar, plumbing and appliance space, electric cooker point, UPVC double glazed door to the rear garden.

LANDING With UPVC double glazed window to the side, loft access, central heating radiator, airing cupboard and doors to all bedrooms and bathroom.

BEDROOM ONE 8' 9" x 13' (2.67m x 3.96m) With UPVC double glazed window to the front and rear and central heating radiator.

BEDROOM TWO 12' 8" x 6' 10" (3.86m x 2.08m) With UPVC double glazed window to the front, central heating radiator and built in storage cupboard with combination boiler.

BEDROOM THREE 9' 7" x 10' 8" (2.92m x 3.25m) With UPVC double glazed window to the rear and central heating radiator.

BATHROOM 7' 1" x 6' 3" (2.16m x 1.91m) With UPVC double glazed window to the rear, central heating radiator, low level WC, panelled bath, tiled surrounds and pedestal wash hand basin.

OUTSIDE to the front there is a block paved garden surrounded by metal railings and communal parking area. To the rear there is a good sized lawned garden, enclosed paved patio area, garden shed, cold water tap and rear access.

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

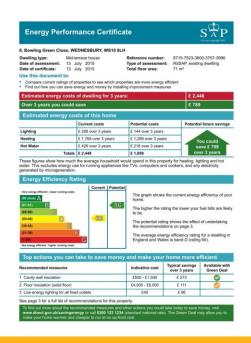
TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

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.





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