

# SKITTS

ESTATE AGENTS



**50, Wharfedale Street,  
Wednesbury, WS10 9AG**

**£180,000**

0121 505 1818

**We Value Your Home**

**\*\*\* BEAUTIFUL TERRACED FAMILY HOME \*\*\* WALKING DISTANCE TO WEDNESBURY TOWN \*\*\* TWO RECEPTION ROOMS \*\*\* STUNNING BATHROOM \*\*\* EXTERNAL HOME OFFICE / GYM \*\*\***



This beautiful two bedroom mid terraced family home must be viewed to be appreciated.

Located just a few minutes walk from Wednesbury Town Centre with local schools, shops, amenities, excellent public transport links and easy access to motorway networks.

The property offers entrance hallway, lounge, dining room, kitchen, two double bedrooms, family bathroom, low maintenance rear garden and an outside room currently used as an office/gym.

Call now to secure your early viewing!

Tenure: Freehold

EPC: D

Council Tax Band: A



Hallway

Reception Room One 11' 3" x 10' 6" (3.43m x 3.20m)

Reception Room Two 11' 8" x 13' 9" (3.55m x 4.19m)

Kitchen 10' 8" x 7' 9" (3.25m x 2.36m)

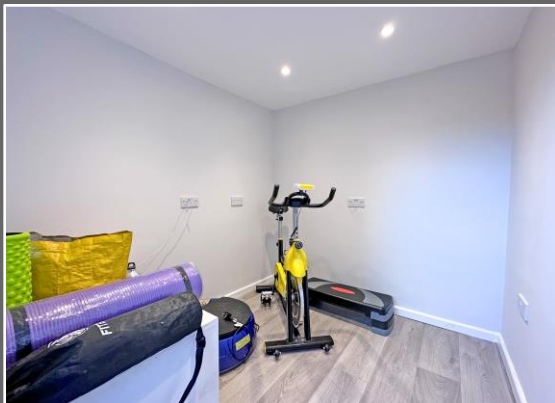
Office/Gym 7' 1" x 6' 5" (2.16m x 1.95m)

Bedroom One 11' 2" x 14' 0" (3.40m x 4.26m)

Bedroom Two 11' 6" x 10' 9" (3.50m x 3.27m)

Bathroom 10' 9" x 7' 9" (3.27m x 2.36m)





**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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