

Rees Page



14 Woden Road North, Wednesbury, West Midlands, WS10 9NU

Conveniently situated for local amenities and schools, plus commute with Junction 9 of the M6 Motorway nearby. This well-presented semi-detached home commands viewing for full appreciation.

In brief, the accommodation includes living room, kitchen, ground floor shower room and three bedrooms, plus uPVC double glazing and radiator central heating (both where specified), a useful boarded loft, solar panel electricity feed, and spacious low maintenance landscaped grounds including off road parking.

With no upwards chain, fixtures & fittings included, and offers welcome for consideration, viewing is a must.

Offers Around

£250,000



Entrance

Is made under a canopy to a double glazed door into

Reception Hall

With two ceiling lights, radiator, meter cupboard, laminate flooring and doors into

Living Room

18' 0" x 11' 4" max (5.49m x 3.45m)

Having a ceiling light, brick fireplace with gas fire, TV point, radiator, laminate flooring, double glazed front window and patio doors to rear garden.



Kitchen

10' 10" x 6' 10" (3.30m x 2.08m)

Having a range of wall and base units, roll edge work surfaces, integrated Bosch gas hob and electric double oven, splashback, plumbing for a washing machine, sink, dryer, inset ceiling lights, double glazed side window and rear door.



Shower Room

6' 0" x 7' 11" (1.83m x 2.41m)

Having a large glazed shower cubicle, vanity unit with wash basin and WC, wall cupboard, radiator, extractor fan, ceiling lights, tiled walls and floor, plus double glazed windows to front and side.

Stairs rise from hallway to first floor

Landing

With ceiling light and pull down loft hatch incorporating a fold down wooden ladder, boarded floor, ceilings lights, insulated roof and solar panel exchange unit.



Bedroom One

13' 11" x 9' 0" (4.24m x 2.74m)

Having a double glazed front window, ceiling light, radiator, TV point, laminate flooring and cupboard with newly installed Ideal Logic Max Combi2 C30 boiler.

Bedroom Two

18' 0" x 6' 8" min to wardrobe doors (5.49m x 2.03m)

Having double glazed windows to front and rear, a comprehensive range of fitted wardrobes and storage to one wall, ceiling light, radiator and laminate flooring.

Bedroom Three

13' 11" x 7' 0" (4.24m x 2.13m)

Having a double-glazed rear window, radiator, ceiling light, and laminate flooring.

OUTSIDE

To the rear is a landscaped low maintenance garden, with extensive patio areas, artificial grass lawns, shed, cold water tap, large wooden summer house with decking, and gated side access.

The frontage is also landscaped, with boundary walls and gates, and provides off road parking for several vehicles.

Location

The property is ideally situated for a range of local amenities including schools, shops etc. and convenient for commute via nearby M6 Junction 9.

For SATNAV please use the postcode WS10 9NU.

NB

The property is offered with no upwards chain. Fixtures and fittings such as curtains, blinds, light fittings, and flooring will remain in situ as seen.

Any remaining furniture is potentially negotiable or will be removed prior to completion.

Council Tax: Sandwell Band B

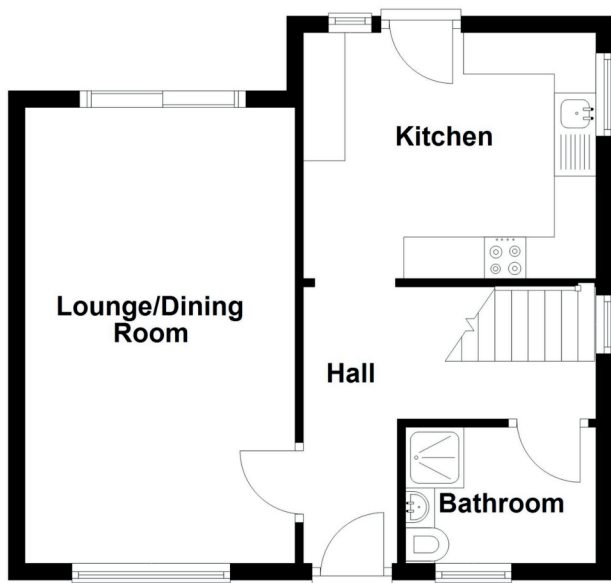
Title: Freehold

Energy Performance Rating: C

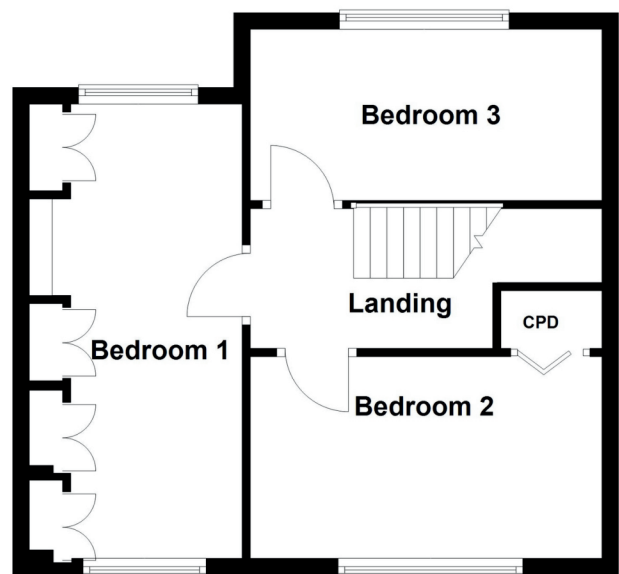


Total Floor Area = 78 square metres

Ground Floor



First Floor



14 Woden Road North, Wednesbury

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



ADAM WHITEHOUSE

8-12 Waterloo Road
Wolverhampton
WV1 4BL

T: 01902 577777

Email: sales@reespage.co.uk

Rees Page

www.reespage.com

01902 577775