



Hobs Road  
Wednesbury  
West Midlands  
WS10 9BW

Offers In Excess Of £211,000

bettermove 



# Hobs Road Wednesbury

Bettermove are proud to present this 3 bedroom semi-detached house in Wednesbury available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available for multiple cars via the driveway.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living/dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Wednesbury, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A461, M6 and many local bus routes.

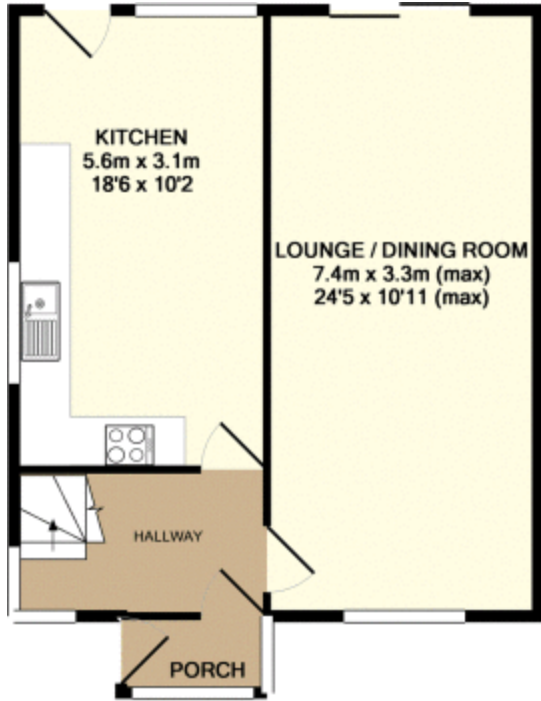
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

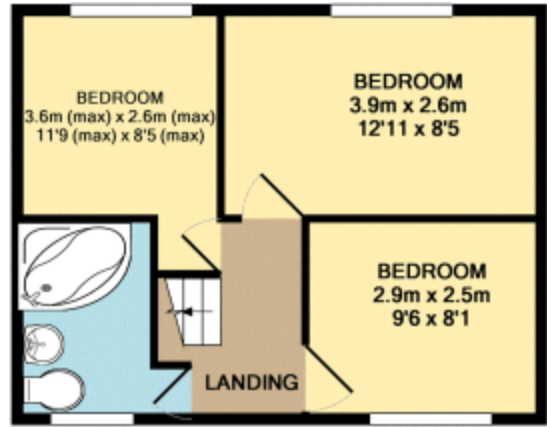
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.






GROUND FLOOR  
APPROX. FLOOR  
AREA 49.6 SQ.M.  
(534 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 32.3 SQ.M.  
(348 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.9 SQ.M. (882 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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