



**40, Chestnut Road,  
Wednesbury, WS10 0BJ**



**\*\*\* DETACHED FAMILY HOME \*\*\* THREE GOOD SIZED BEDROOMS  
\*\*\* WELL PRESENTED THROUGHOUT \*\*\* TWO RECEPTION ROOMS  
\*\*\* STUNNING KITCHEN/DINER \*\*\* BEAUTIFUL REAR GARDEN \*\*\*  
HIGHLY DEMANDED LOCATION \*\*\* GARAGE AND DRIVEWAY \*\*\***

This is an immaculate traditional three bedroom detached family home that must be viewed to be appreciated.

Located on the highly demanded Golf Links estate with walking distance to local schools, shops, amenities, excellent public transport links and easy access to motorway networks.

This spacious family home is to briefly comprise of; entrance porch, hallway, lounge, second reception room, stunning kitchen/diner, downstairs shower room, garage, three good sized bedrooms and a family bathroom.

To the rear is a stunning enclosed garden and a large driveway to the front.

Call us to secure your early viewing!

Tenure: Freehold

EPC: TBC

Council tax band: C

Porch

Entrance Hall

Reception Room One 12' 11" x 10' 8" (3.93m x 3.25m)

Reception Room Two 11' 1" x 10' 8" (3.38m x 3.25m)

Kitchen Dining Room 7' 0" x 25' 0" (2.13m x 7.61m)

Shower Room 5' 9" x 7' 1" (1.75m x 2.16m)

Landing

Bedroom One 12' 11" x 10' 6" (3.93m x 3.20m)

Bedroom Two 11' 1" x 10' 6" (3.38m x 3.20m)

Bedroom Three 7' 6" x 6' 1" (2.28m x 1.85m)

Bathroom 7' 6" x 5' 11" (2.28m x 1.80m)

Garage 16' 5" x 8' 0" (5.00m x 2.44m)







**TENURE:** . 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.



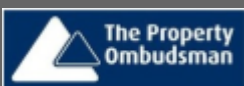
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, locations and boundaries shown have not been tested and no guarantee is given to the accuracy of the floorplan. Made with Metaphor ©2023



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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED :** .....

**DATE:** .....