



**128, Brunswick Park Road,
Wednesbury, WS10 9HL**

Offers in the region of £350,000

*** STUNNING DETACHED FAMILY HOME *** FOUR GOOD SIZED BEDROOMS *** STUNNINGLY PRESENTED *** WELL PRESENTED THROUGHOUT *** HIGHLY DEMANDED LOCATION *** EARLY VIEWING ADVISED ***

This is a spacious four bedroom detached family home that must be viewed to be appreciated.

Located in the highly demanded area of Brunswick Park with walking distance to local shops, amenities, excellent public transport links and easy access to motorway networks.

This spacious family home briefly comprises of; entrance porch, hallway, lounge, dining room, kitchen/diner, utility, four good sized bedrooms (master bedroom with en-suite) and a family bathroom. To the rear is an enclosed garden and a driveway to the front.

Call us to secure your early viewing!

EPC: D

Council Tax Band: D

Tenure: FREEHOLD

Porch

Entrance Hall 12' 9" x 6' 0" (3.88m x 1.83m)

Reception Room One 11' 11" x 12' 3" (3.63m x 3.73m)

Reception Room Two 12' 10" x 12' 3" (3.91m x 3.73m)

Kitchen Dining Room 14' 3" x 13' 8" (4.34m x 4.16m)(MAX)

Utility 5' 0" x 6' 0" (1.52m x 1.83m)

Bedroom One 13' 0" x 10' 11" (3.96m x 3.32m)

Bedroom Two 10' 11" x 10' 11" (3.32m x 3.32m)

Bedroom Three 10' 11" x 9' 3" (3.32m x 2.82m)(MAX)

En-suite 3' 0" x 7' 6" (0.91m x 2.28m)

Bedroom Four 8' 2" x 7' 2" (2.49m x 2.18m)

Bathroom 5' 7" x 7' 1" (1.70m x 2.16m)





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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for guidance purposes only and should be used as such by any property purchaser. The services, systems and appliances shown have been tested and no guarantee as to their condition or performance can be given.
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