



Riverway,  
Wednesbury, WS10 0DN

Offers in the Region Of £335,000

Paul Carr Estate Agents are delighted to market this extended and beautifully finished traditional family home located in one of the area's most desirable roads.

This is a rare opportunity to purchase a superbly finished and impeccably presented property offering ample living accommodation, four bedrooms and a lovely rear garden set in a prime area close to a choice of schools and within easy reach of local amenities in the town centre.

The ground floor comprises of an entrance porch and hallway leading to a cosy front sitting room, a rear extended lounge/dining room has views over the rear garden.

The refitted, quality Howdens kitchen has Quartz worktops and space for an American fridge/freezer. A separate laundry room has a guest WC and space for appliances. A door leads out to the rear garden.

There are three bedrooms to the first floor and a stylishly refitted bathroom with a double walk-in shower.

There is a double bedroom on the ground floor complete to building regulations.

The loft space has been boarded and offers further potential for conversion (subject to relevant planning consent).

To the rear of the property is a landscaped, family friendly garden with a patio area ideal for outside entertaining, a lawn garden with fenced boundaries and a further paved area to the rear of the garden offering further space for seating and outside dining.

To the front is a block paved driveway providing parking for two vehicles.

Viewings are highly recommended to appreciate the layout and quality of finish, call Paul Carr Estate Agents to arrange an appointment!



**Porch**

**Entrance Hall**

**Living Room**

**3.80m (12'6") x 3.41m (11'2")**

**Lounge/Dining Room**

**6.38m (20'11") x 3.41m (11'2") max**

**Ground Floor Bedroom 4**

**4.10m (13'5") x 1.87m (6'2")**

**Kitchen**

**4.75m (15'7") max x 2.67m (8'9")**

**Laundry Room**

**Ground Floor WC**

**First Floor Landing**

**Bedroom 1**

**4.16m (13'8") x 3.41m (11'2")**

**Bedroom 2**

**3.41m (11'2") x 3.25m (10'8")**

**Bedroom 3**

**2.16m (7'1") x 1.81m (5'11")**

**Bathroom**



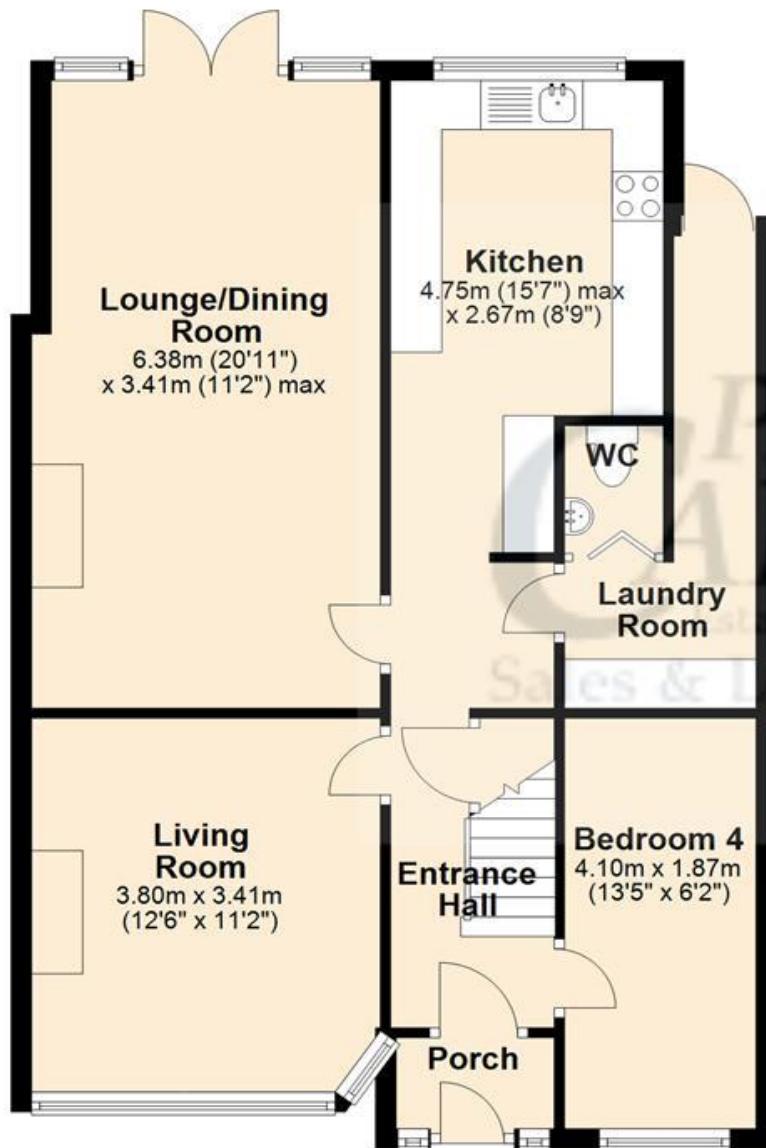


# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

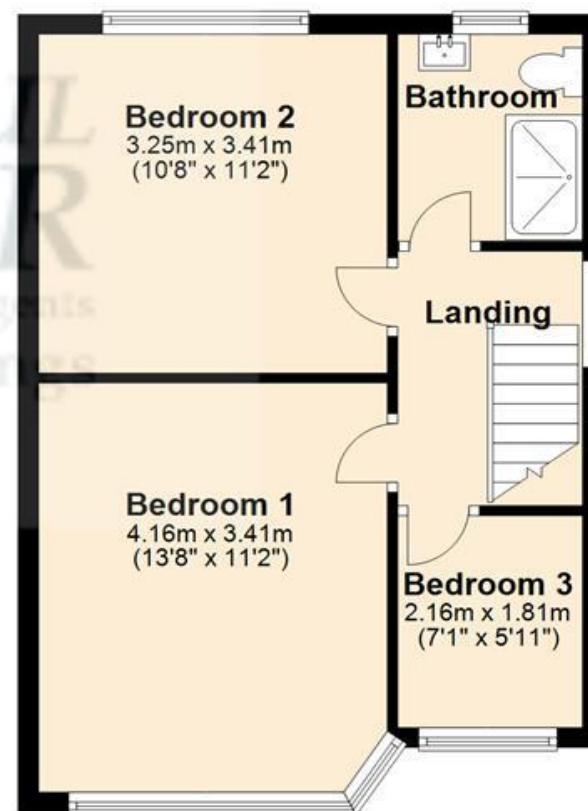
## Ground Floor

Approx. 73.2 sq. metres (788.1 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)





**PAUL CARR**  
Sales & Lettings



### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: