



Powerhouse Lane,
Wednesbury, WS10 7UF

Offers in the Region Of £195,000

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Welcome to Powerhouse Lane and the ever popular Oak Hill Mews development by Barratt Homes. Built in 2018 to the 'Richmond' design this immaculately presented two bedroom property would make an excellent starter home and its spacious feel offers modern stylish living with an open-plan living room/dining area and French doors leading out to the rear garden.

To the first floor are two double bedrooms and the main bedroom has an en-suite shower room. In addition the property has a family bathroom, ground floor WC and a fitted kitchen with space for appliances.

To the front is parking for two vehicles and a side gate leads to the rear garden. The property is ideally located to take advantage of transport links with the M6 Motorway accessible at J9 and the A454 Black Country Route providing links to Wolverhampton.

Schools for all ages are catered for and shops and amenities are situated in the centre a short distance away.

This superb property is offered with NO ONWARD CHAIN and is available to view through Paul Carr Estate Agents. Call today to make an appointment to view.





Property Specification

Popular Oak Hill Mews Development
Ideal Starter Home
Off Road Parking
Two Double Bedrooms
En-Suite to Master Bedroom

Hallway

Kitchen 8' 9" x 6' 4" (2.66m x 1.93m)

WC

Lounge/Dining Area 15' 2" x 12' 11" (4.62m x 3.93m)

First Floor Landing

Bedroom One 12' 11" x 9' 4" (3.93m x 2.84m)

En-suite

Bedroom Two 12' 11" x 8' 9" (3.93m x 2.66m)

Bathroom

Agent's Note:

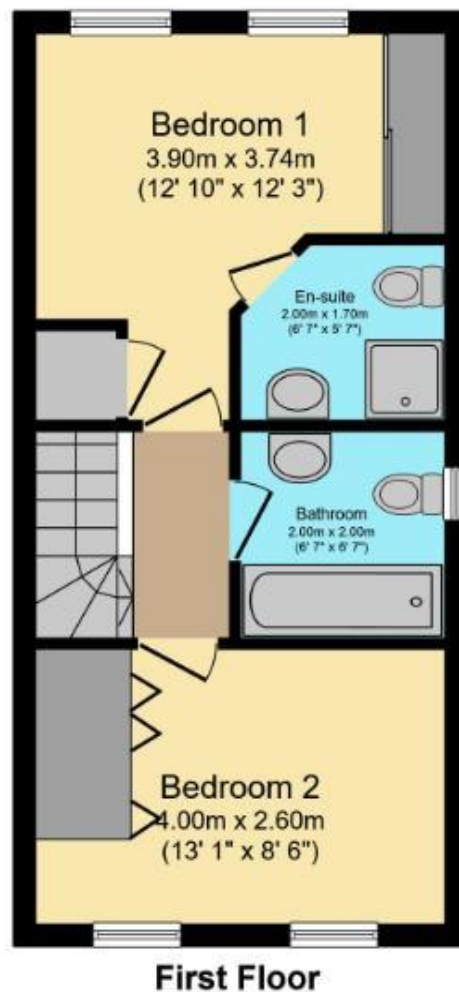
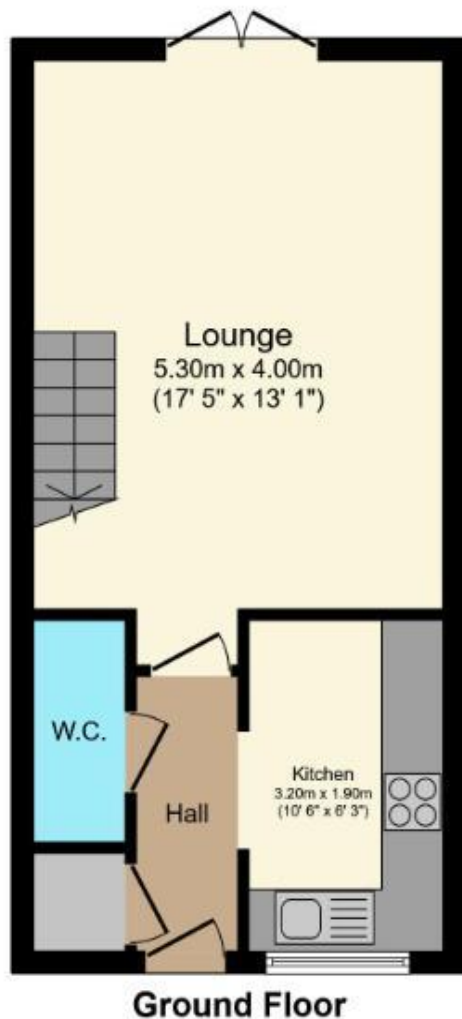
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 11th November 2023

Viewer's Note:

Services connected: Water, Gas, Electric and Drainage
Council tax band: B
Tenure: Freehold
Service Charge: £162 per year

Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

