

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.

Great Barr | 0121 241 4441

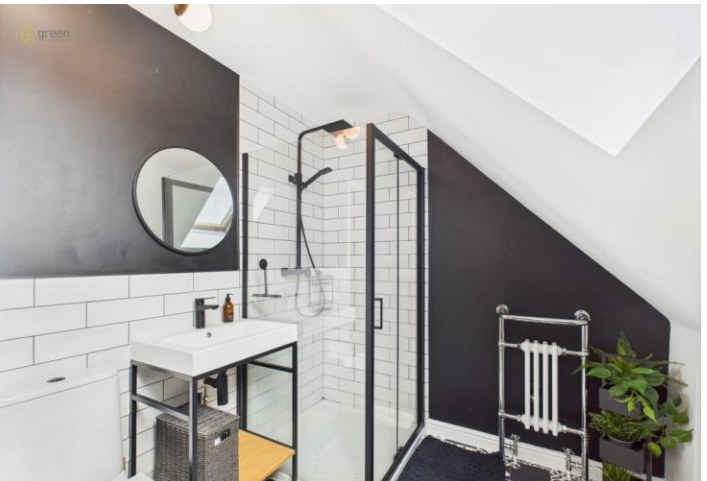


- 3 STOREY TOWN HOUSE
- 4 DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- OFF ROAD PARKING
- OPEN PLAN LIVING
- EXTENDED TO REAR

Waterside Avenue, Wednesbury, WS10 0DS

£350,000





## Property Description

Welcome to a sought-after Three-level townhouse spread across a generous 1372 square feet, ideally structured to provide comfort, convenience, and maximized living space. This captivating property boasts three floors of sophisticated design and functional floor plans. The ground floor hosts a perfectly blended kitchen/ Dining / Open plan living room area, separate living room/ snug and a well-situated WC for guest convenience. Ascend to the first floor, and you'll discover Three spacious bedrooms, and a full bathroom, equipped with a cozy bath. The top-most, second level of this urban haven unveils another airy bedroom, and a second bathroom complete with shower. Consisting of 4 bedrooms and 2 full bathrooms in total, this home offers a contemporary layout meticulously designed for modern living. Don't miss this chance to immerse yourself in this sought-after living sanctuary where space, convenience, and style are uniquely blended.

**OUTSIDE TO FRONT** Having off road parking, artificial lawn, plants and shrubs, pathway leading to front door.

**HALLWAY** Double glazed door, radiator, wood effect tiled flooring, ceiling lights, stairs to first floor, doors off to snug, living area and downstairs wc.

**STUDY/SNUG** 7' 11" x 9' 3" (2.41m x 2.82m) Ceiling light, carpeted, double glazed window to front, boxed in boiler, radiator.

**DOWNSTAIRS WC** Having wc, wash hand basin, tiled flooring, radiator.

**OPEN PLAN DINING, LOUNGE, KITCHEN**

**DINING AREA** 9' 11" x 14' 9" (3.02m x 4.5m) Having wood effect tiled flooring, two radiators, door to under stairs cupboard, ceiling light.

**LOUNGE AREA** 14' 4" x 12' 4" (4.37m x 3.76m) Ceiling light, bi-fold doors leading to the rear garden, gas log burner, radiator, ceiling lights.

**KITCHEN** 8' 1" x 16' 4" (2.46m x 4.98m) Double glazed window to front, tiled flooring, stainless steel sink and drainer, island with induction hob, built-in washing machine, built-in fridge, built-in freezer, built-in microwave and built-in oven, hard wooden worktops, brick style splash backs.

**FIRST FLOOR LANDING** Carpeted, door to bedrooms, bathroom and storage cupboards.

**BEDROOM TWO** 8' 3" x 16' 5" (2.51m x 5m) Carpeted, double glazed window to front and rear, radiator, ceiling lights.

**BEDROOM THREE** 12' 4" x 8' 2" (3.76m x 2.49m) Laminate flooring, double glazed windows to front, ceiling lights, radiator.

**BEDROOM FOUR** 12' 3" x 8' (3.73m x 2.44m) Double glazed window to rear, tiled flooring, radiator, ceiling lights.

**BATHROOM** With bath and mixer taps, shower over, wash hand basin, extractor fan, ceiling lights, wc and laminate tiled flooring.

**SECOND FLOOR LANDING** Carpeted.

**BEDROOM ONE** 12' 4" x 18' 5" (3.76m x 5.61m) Double glazed window to front, radiator, laminate wooden flooring, Velux window to front, door to en suite, radiator.

**EN SUITE** 10' 0" x 8' 0" (3.05m x 2.44m) Double glazed Velux window to rear, radiator, tiled laminate flooring, shower cubicle, fully tiled, wc, wash hand basin, ceiling lights and door to storage cupboard.

**REAR GARDEN** Tiled patio area with artificial grass, sleepers around the borders with gravel and plants, lights fitted into the borders, trees to rear, shed, fenced boundaries, tiled area with pagoda and seating area, wall lights to the side of the house.

**AGENTS NOTE** Please note that there is a quarterly service charge of circa £50/qtr.

Council Tax Band C - Sandwell

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice available for EE, Three, O2 and Vodafone and limited data available for EE, Three and Vodafone.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps.

Networks in your area:- Openreach, Netomnia

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**  
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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Under the Code of Practice for Estate Agents Green and Company now declare that the vendor of the property is a relative of an employee of Green and Company, and we now report that fact.