



**Connells**

Princess Way  
Darlaston Wednesbury



### Property Description

Connells Estate Agents are pleased to bring to the market this beautifully presented property in Darlaston.

The property briefly comprises of a double glazed front entrance door taking you through to the lounge, stairs from the lounge give access to the first floor. To the rear of the property is a modern kitchen, with space for dining and plumbing for appliances, french doors and a single door give access to the rear garden.

To the first floor there are two good sized bedrooms and a brand new fully tiled and fully fitted bathroom.

Externally the property benefits from having two allocated parking spaces and a low maintenance rear garden with borders containing plants and shrubs, and artificial lawn & paved patio areas.

### Lounge

11' 8" max x 16' 7" ( 3.56m max x 5.05m )  
Double glazed entrance door and window to front, radiator, stairs to first floor landing and door to kitchen.

### Kitchen

11' 8" x 9' 8" ( 3.56m x 2.95m )  
Double glazed window to side, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, splash back tiling, electric oven, gas hob with cooker hood over, plumbing for washing machine, space for appliances, radiator, double glazed door, plus French doors leading to rear garden.

### First Floor Landing

Loft access point, radiator, doors to bedrooms and bathroom.

### Bedroom One

11' 8" x 8' 8" ( 3.56m x 2.64m )  
double glazed window to rear and radiator.

### Bedroom Two

Irregular Shaped Room 12' 4" x 7' 5" max ( 3.76m x 2.26m )  
Double glazed window to front and radiator.

### Bathroom

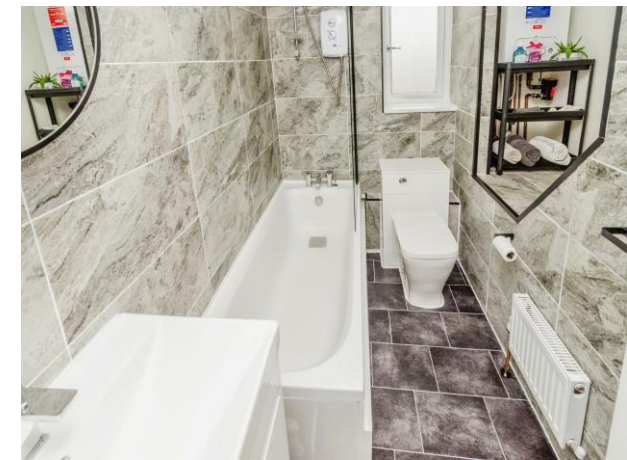
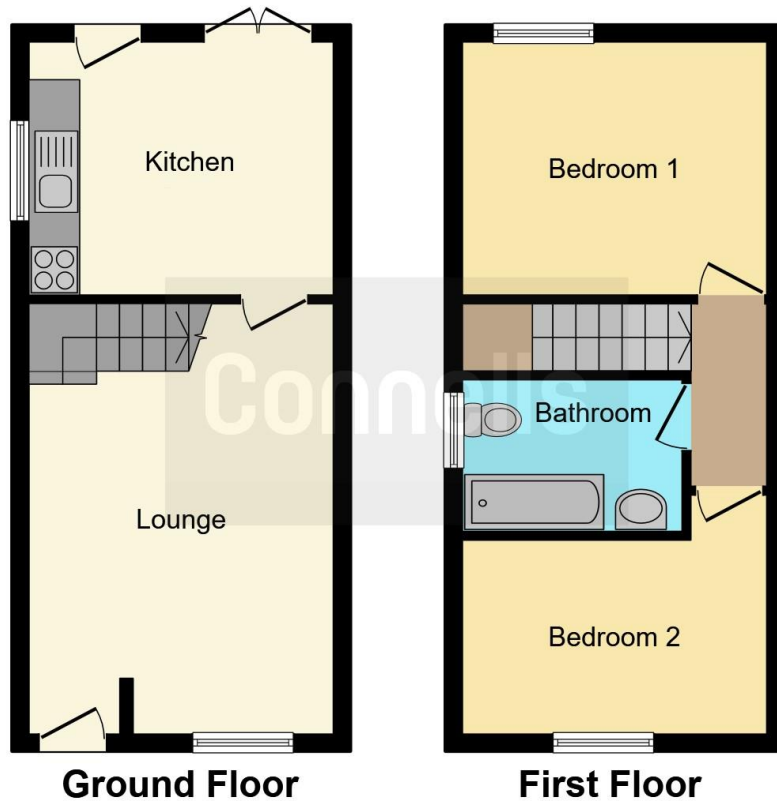
Double glazed window to side, vanity wash hand basin, WC, extractor fan, bath with shower over, radiator, storage cupboard housing boiler, full wall and floor tiling.

### Outside

Front:  
Two allocated resident parking spaces, lawn and pathway to front.

Rear:  
Block paved patio, borders with plants and shrubs, artificial lawn, further patio to rear and side access.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED310467](http://connells.co.uk/Property/WED310467)**

Tenure: Freehold



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