



Connells

Pitchwood Close
Darlaston Wednesbury



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this perfect first time home! Having an open plan living space and being beautifully decorated throughout!

To the ground floor the property briefly comprises of an open plan modern fitted kitchen/living space with plumbing for utilities and integrated appliances. The open plan space leads on to the conservatory, with double doors leading out to the rear garden, making this property the perfect place to entertain guests or enjoy time with family.

To the first floor are two good sized bedrooms and modern fitted family bathroom with separate bath and shower cubicle.

Externally the property benefits from having ample off road parking and private rear garden with side access to the front.

The property benefits from being close to local amenities, transport links and schools.

Open Plan Living Space

13' 2" max x 23' 9" max (4.01m max x 7.24m max)

Kitchen area:

Double glazed entrance door to front, storage cupboard, double glazed window to front, fitted range of wall and base units, including island, with work surfaces over, sink drainer, electric oven, gas hob with cooker hood over, integrated fridge freezer plus microwave and plumbing for washing machine.

Stairs to first floor landing, door to WC, space for dining table.

Lounge area:

Double glazed window to rear, radiator, open plan access to conservatory.

W.C

Wash hand basin and low level WC.

Conservatory

13' 2" x 8' 5" (4.01m x 2.57m)

Upvc and double glazed construction, radiator and double glazed French doors to rear garden.

First Floor Landing

Loft access point, doors to bedrooms and bathroom.

Bedroom One

13' 2" max x 9' 2" max (4.01m max x 2.79m max)

Two double glazed window to front, radiator and storage cupboard.

Bedroom Two

13' 2" max x 7' 9" max (4.01m max x 2.36m max)

Double glazed window to rear, radiator and storage cupboard.

Bathroom

Bath, separate shower cubicle, wash hand basin, WC, radiator and part tiled walls.

Outside

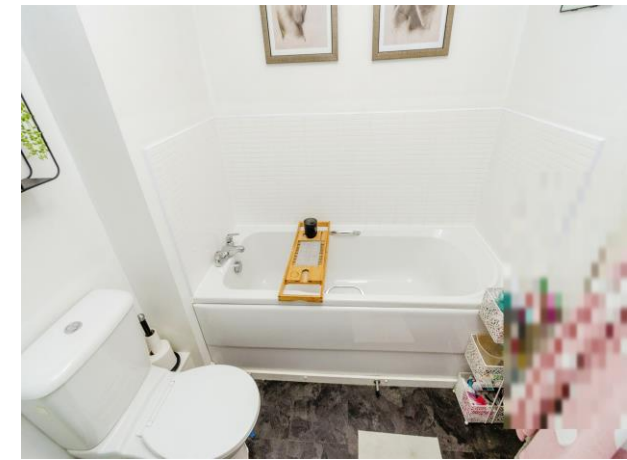
Front:

Lawn to front and tarmac driveway to side.

Rear:

Block paved patio, lawn and side access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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