



Connells

Crown Court
Wednesbury

Crown Court Wednesbury WS10 8YD

for sale offers over
£200,000



Property Description

A Great First Home or Investment in Darlaston!

Connells Estate Agents are delighted to offer this charming two-bedroom home, perfectly situated on a popular and convenient estate in Darlaston.

Imagine relaxing in the spacious lounge – a lovely spot to unwind after a long day. It flows nicely into the kitchen, which is really practical. There's plenty of room for a dining table, so you can enjoy family meals, and it comes with built-in appliances to make life a little easier! Plus, a door leads you directly out to the rear garden – perfect for summer barbecues or just enjoying a bit of fresh air.

Upstairs, you'll find two comfortable bedrooms and a family bathroom. It's a great layout for a small family, a couple starting out, or even as an investment property.

Outside, there's handy parking to the side, and the garden is a real bonus. It's a good size with a patio area – ideal for garden furniture – a lawn for the kids (or pets!), and the convenience of side access.

This property offers a fantastic opportunity to get onto the property ladder or add to your portfolio. Don't miss out – give us a call at Connells to arrange a viewing!

Ground Floor

Hallway

Having a double glazed window to the side aspect, stairs leading to the first floor and door leading to the lounge.

Lounge

10' 3" Max x 13' 7" Max (3.12m Max x 4.14m Max)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

Kitchen

13' 5" x 8' 9" (4.09m x 2.67m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having two double glazed windows to the rear aspect, vinyl flooring, tiled splashbacks, sink with drainer, integrated dishwasher, plumbing for utilities, space for dining, two ceiling light points, a radiator and a double glazed door leading to the rear garden.

First Floor

Landing

Having doors leading to the bedrooms and bathroom.

Bedroom 1

13' 5" Max x 12' 1" Max (4.09m Max x 3.68m Max)

Having two double glazed windows to the front aspect, carpeted flooring, ceiling light point, radiator and a storage cupboard.

Bedroom 2

10' 2" x 7' 3" (3.10m x 2.21m)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bathroom

Having a double glazed window to the rear aspect, vinyl flooring, tiled walls, bath with shower over, WC, wash hand basin, ceiling light point and a radiator.



Outside

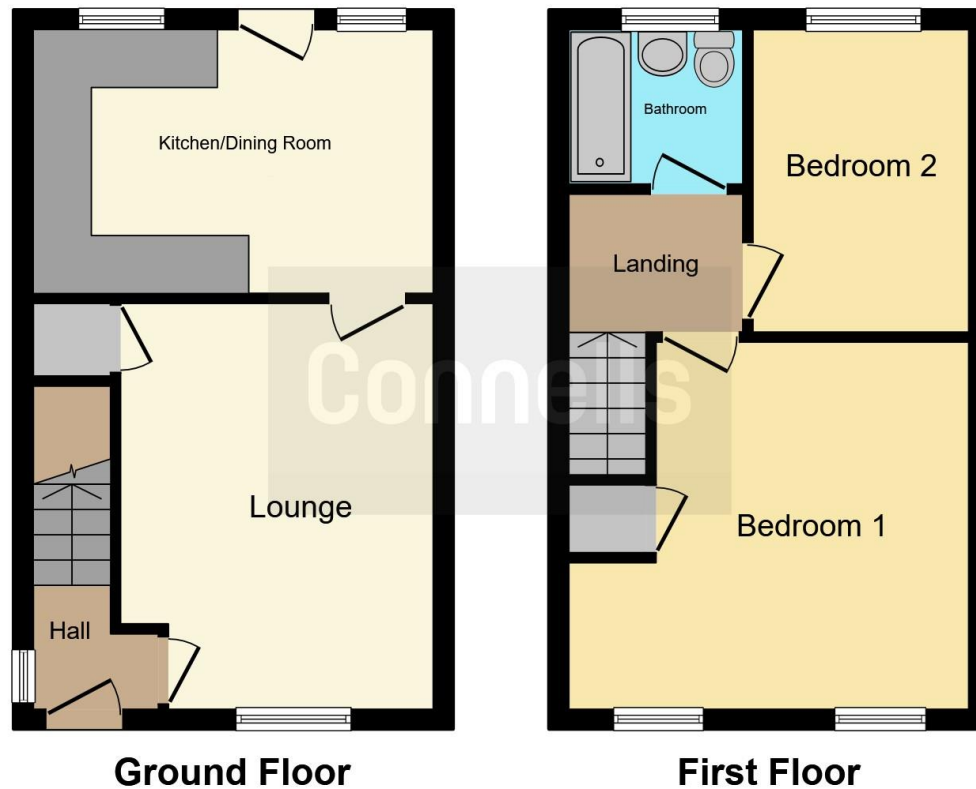
Front:

Having a driveway to the side and lawn to the front.

Rear:

Having a 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: D Council Tax
 Band: B

view this property online connells.co.uk/Property/WED311382



Tenure: Freehold



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