



Connells

Pattern Drive
Wednesbury

Pattern Drive Wednesbury WS10 8DN

for sale
£130,000



Property Description

An exciting opportunity to purchase this shared ownership property in Darlaston!

Step inside to find a bright, modern interior thoughtfully designed for family living. The ground floor boasts a contemporary kitchen with generous worktop space, a handy WC, and a large living area that opens onto a private rear garden - perfect for entertaining or quiet evenings outdoors.

Upstairs, you'll find three well-sized bedrooms and a modern family bathroom. The top floor is dedicated entirely to the master bedroom, offering privacy and tranquillity - your own personal sanctuary.

Outside, the home features a well-maintained front lawn, allocated parking, and a private garden ideal for summer barbecues or relaxing weekends.

Situated in a quiet, family-friendly estate in Darlaston, the home enjoys easy access to local schools, shops, and excellent transport links via the M6 and A461, connecting you effortlessly to Wednesbury, Walsall, Wolverhampton, and Birmingham.

This home combines practicality with comfort, offering an ideal living space for growing families or professionals seeking a well-designed property. The flexible ownership model makes home ownership more accessible, while the modern estate location ensures a contemporary living experience.

Entrance Hallway

Double glazed entrance door to front, stairs to first floor landing, laminate flooring, ceiling light point, doors to kitchen, WC, under stairs storage and lounge.

Kitchen

11' 11" x 10' 2" (3.63m x 3.10m)

Double glazed window to front, 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 and dishwasher, space for fridge freezer, ceiling light point, vinyl flooring and radiator.

W.C

Double glazed window to side, WC, wash hand basin, vinyl flooring, radiator and ceiling light point.

Lounge

16' 8" x 13' 9" (5.08m x 4.19m)

Double glazed window and door to rear garden, laminate flooring, radiator and three ceiling light points.

First Floor Landing

Double glazed window to front, doors to bedrooms 2,3,4 and bathroom, airing cupboard and stairs to the second floor landing.

Bedroom Two

13' 1" x 9' 2" (3.99m x 2.79m)

Double glazed window to rear, carpeted, ceiling light point and radiator.

Bedroom Three

10' 9" x 9' 10" (3.28m x 3.00m)

Double glazed window to front, laminate flooring, ceiling light point and radiator.

Bedroom Four

9' 6" x 7' 6" (2.90m x 2.29m)

Double glazed window to rear, carpeted, ceiling light point and radiator.

Bathroom

Double glazed window to side, bath with shower over, WC, wash hand basin, vinyl flooring, part tiled walls, radiator and ceiling light point.

Second Floor Landing

Access to:-

Bedroom One

12' 9" x 11' 9" (3.89m x 3.58m)

Two double glazed sky light windows to front, radiator, ceiling light point and carpet flooring.

Outside

Front:

Allocated parking to side, lawn to front with pathway to the front door.

Rear:

Block paved patio, lawn and side access.

Agents Note/Marketing Info

Full market value - £260,000

Share % - 50%

Share value - £130,000

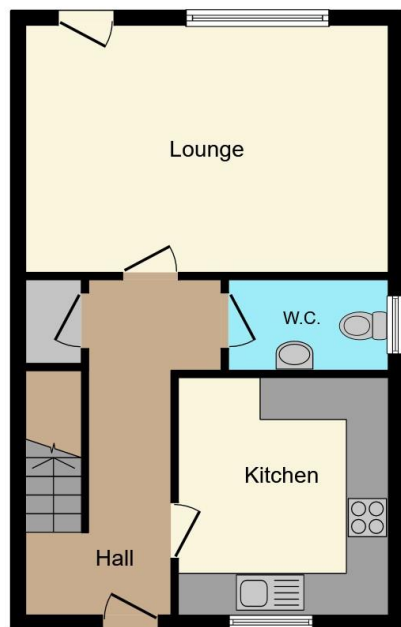
Rent - £273.49pcm

Service charge - £21.88pcm

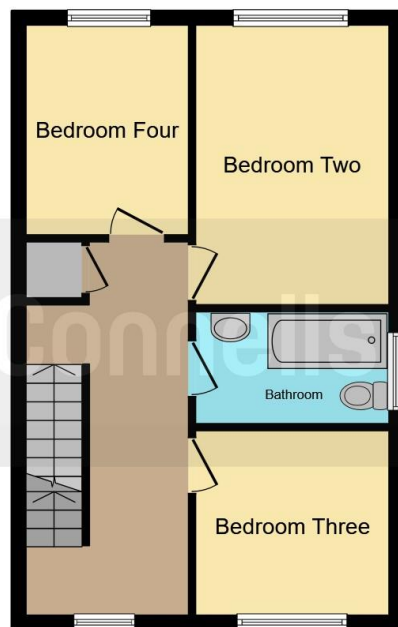
Staircasing restrictions - Can staircase to 100%

Lease term - 114 years remaining

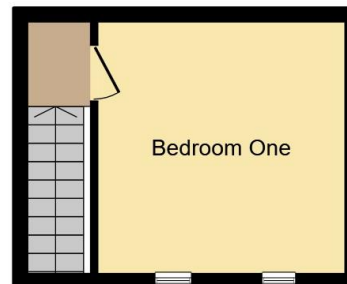




Ground Floor



First Floor



Second Floor

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

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: B Council Tax
 Band: B

Service Charge: 262.56 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WED311832

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED311832 - 0003

