

Property details approval form

66 Hill Street, Wednesbury, West Midlands, WS10 9LD

Date: 16 January 2024

Property Ref and Version: PWE102656 - 0008

Selling your home with us!

Paul Dubberley

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £195,000

Tenure: Freehold

○ Key Features

- > Energy Rating: F
- > Detached Period Property
- > Garage
- > Low Maintenance Rear Garden
- > Two Bedrooms & Study
- > Within Close Proximity to Darlaston Town Centre
- > Two Reception Rooms

○ Short Description

A traditional detached home ideally situated providing easy access into Darlaston town centre. The property is offered with no upward chain and boasts; two reception rooms, low maintenance rear garden, and is within close proximity to motorway network links.

○ Long Description

An opportunity to acquire a traditional detached home offered with no upward chain. The property is ideally situated providing easy access into Darlaston town centre that offers excellent local amenities and is also within close proximity to motorway network links. The accommodation briefly comprises of; lounge, kitchen, dining room, two bedrooms, en suite, study and family bathroom. The property further benefits from having garage and low maintenance rear garden. The property would be an ideal purchase for first time buyers or investors. Viewings are essential to appreciate what this property has to offer./

○ Directions

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○ Room Description

Lounge

12' 2" x 11' 4" (3.71m x 3.45m)

With front window and door, fire surround, door to dining room, and radiator.

Dining Room

12' x 12' 1" (3.66m x 3.68m)

With rear double glazed window, under stairs storage, stairs to landing, door to kitchen, and radiator.

Kitchen

13' 6" x 6' (4.11m x 1.83m)

With side double glazed window, wall and base units, inset sink/drain, radiator. door to bathroom, and door leading to garden.

Bedroom One

12' 1" x 12' 1" (3.68m x 3.68m)

With front double glazed window, radiator door to study, and inner landing with W.C, wash hand basin and storage area.

Study

With sky light.

Bedroom Two

12' 1" x 12' 1" (3.68m x 3.68m)

With rear double glazed window, and loft access.

Bathroom

Ground floor bathroom with side double glazed window, bath with shower over, wash hand basin, W.C, and tiled walls.

Rear Garden

With parking, concrete area, and wooden garage.

Garage

28' 4" x 12' 3" (8.64m x 3.73m)

With double wooden doors, car pit, power and lighting, and stairs to upper storage area.

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○ Property Images



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Property Images

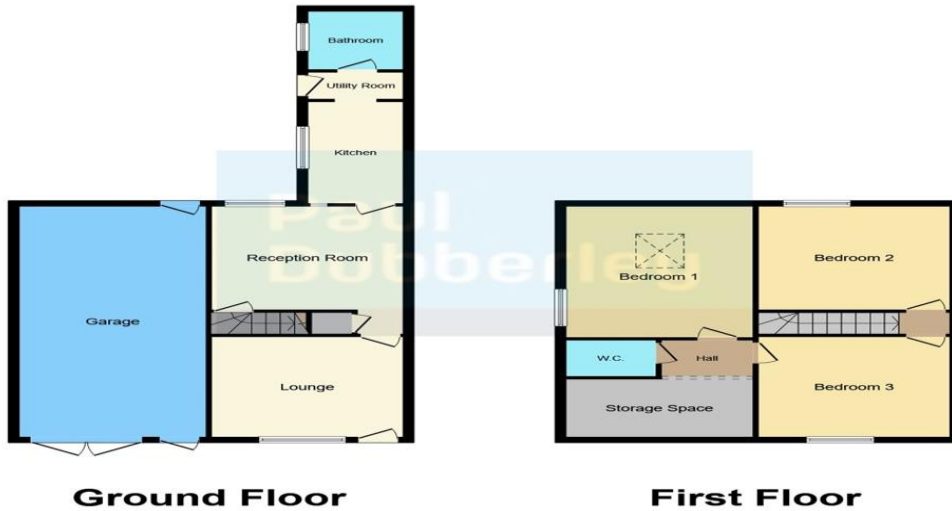
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○ Floor Plan



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.

○ Approval

Signature

Date

	Signature	Date
Lee Hawkesford		
Mr M.Z.M.S. Motara		