

# Property details approval form

109 Stafford Road, Wednesbury, West Midlands, England, WS10 8TJ

Date: 19 February 2024

Property Ref and Version: PWE103174 - 0006

# 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

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offers in the region of £280,000

Tenure: Leasehold

## ○ Key Features

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- > Energy Rating: C
- > FOUR GOOD SIZE BEDROOMS
- > SEMI DETACHED
- > TWO RECEPTION ROOMS
- > GUEST W/C
- > ENSUITE
- > FRONT AND REAR GARDEN
- > GARAGE AND TWO PARKING SPACES

## ○ Short Description

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**\*\*WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME\*\*** Located in Darlaston, close to local shops and amenities. Comprises of; Front garden, guest w/c, lounge, dining room, kitchen, four bedrooms, ensuite, family bathroom, rear garden and garage and two parking spaces at rear.

## ○ Long Description

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Do you need help selling your property?

Do you need help finding the right mortgage?

Do you have a property to let?

Here at Paul Dubberley Wednesbury we offer free advice on the house buying and selling process.

Contact us on 01215053533

## ○ Directions

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## ○ Room Description

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### Entrance Hall

Front aspect composite door, karndean flooring, radiator, side aspect double glazed window, understairs storage and stairs to landing.

### Guest W/c

Front aspect double glazed window, w/c, radiator and wash hand basin.

### Lounge

17' 5" x 10' 7" ( 5.31m x 3.23m )

Front aspect double glazed window, 2 x radiator and double doors to dining room.

### Dining Room

12' 1" x 9' 7" ( 3.68m x 2.92m )

Rear aspect french doors garden, karndean flooring and radiator.

### Kitchen

12' 1" x 7' 9" ( 3.68m x 2.36m )

Rear aspect double glazed window, karndean flooring, side aspect door to garden, 4 ring hob and oven ext over. Space for fridge freezer and washing machine, Inset sink and drainer, radiator and wall mounted combi boiler.

### Landing

Doors to bedrooms and bathroom, airing cupboard, access to boarded loft.

### Bedroom One

12' 7" x 11' 5" max ( 3.84m x 3.48m max )

Front aspect double glazed window, radiator and wardrobes.

### Ensuite

Double walk in shower room, extractor fan, wash basin and low level w/c.

### Bedroom Two

10' 6" x 9' 5" ( 3.20m x 2.87m )

Rear aspect double glazed window and radiator.

### Bedroom Three

8' 2" x 6' 2" ( 2.49m x 1.88m )

Rear aspect double glazed window and radiator.

### Bedroom Four

9' 3" x 7' 1" ( 2.82m x 2.16m )

Front aspect double glazed window and radiator.

### Bathroom

Panel bath with shower screen, radiator, low level w/c and wash basin.

### Front Garden

Pathway to front, side gate and hedge boarder, gravel frontage. wrought iron retaining fence and gate.

### Rear Garden

Paved patio area, side gate, lawn corner position and brick retaining wall.

### Garage

16' 7" x 7' 10" ( 5.05m x 2.39m )

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## ○ Room Description

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Garage and two parking spaces at the rear, garage has a metal up and over door, power and lighting with plug sockets.

### Agents Note

" Under the terms of the Estate Agents Act 1979 ( Section 21) please note that the Vendor of this property is an associate of an employee/ employee of the Connells Group "

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## ○ Property Images



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## ○ Property Images





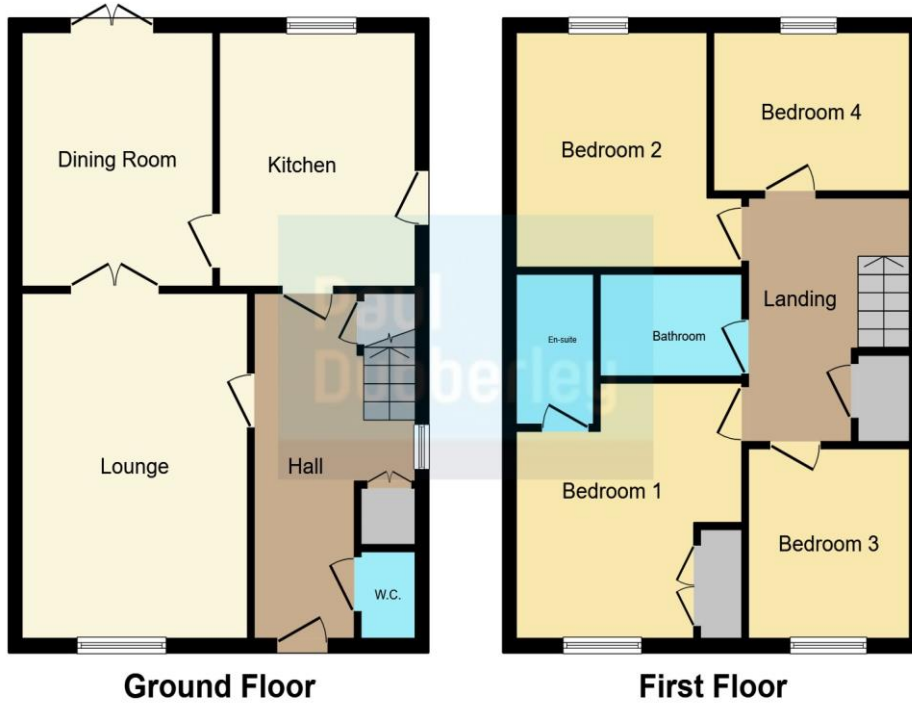
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## ○ Floor Plan



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
Lee Hawkesford		
Mrs R. Robinson		