

for sale

offers over **£260,000** Freehold



Centenary Lane WEDNESBURY WS10 7UD

****THREE BEDROOM SEMI DETACHED FAMILY HOME**** Located in Darlaston and is close to local shops, schools and amenities. Must be viewed to appreciate what the property has to offer. The property was constructed in 2017 and still has several years of the NHBC remaining. Internal viewing is recommended.



Property Details

Access Via

Front aspect composite door.

Entrance Hall

Stairs to landing, wood flooring, radiator, doors to w.c and lounge.

Guest W/C

Front aspect double glazed window, low level w/c, wash hand basin, radiator and part tiled walls.

Lounge 18' 2" x 11' 8" (5.54m x 3.56m)

Front and side aspect double glazed window. Wooden flooring, radiator, feature wall and doors to kitchen.

Kitchen/Diner 15' x 10' 4" (4.57m x 3.15m)

Rear aspect double glazed window, french doors to garden, modern range wall and base units, inset sink and drainer, four ring gas hob, electric oven with extractor over, integrated dish washer, washing machine and fridge freezer. Feature wooden panelling and storage cupboard.

Landing

ft hatch access to boarded loft, built in storage cupboard, radiator, wooden balustrade, doors to bedrooms and bathroom.

Bedroom One 13' 7" max x 8' 4" (4.14m max x 2.54m)

Front aspect double glazed window, radiator and doors to ensuite.

Ensuite

Side aspect double glazed window, vinyl tiled effect flooring, walk in shower cubicle with triton shower, extractor fan, wash hand basin and radiator.

Bedroom Two 10' 2" x 8' 5" (3.10m x 2.57m)

Rear aspect double glazed window and radiator.

Bedroom Three 8' 7" x 6' 3" (2.62m x 1.91m)

Front aspect double glazed window and radiator.

Family Bathroom

Rear aspect double glazed window, panel bath with mixer

taps, low level w/c. wash hand basin. part tiled walls and radiator.

Front Garden

Gravel feature and path to frontage. Tarmac driveway providing off road parking.

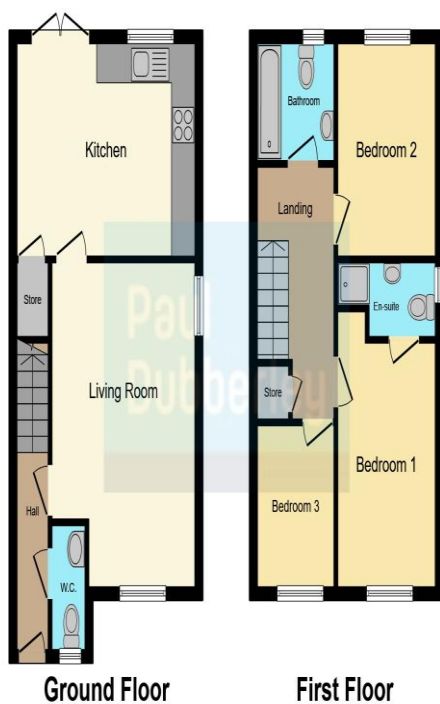
Rear Garden

Paved patio area, artificial lawn and wooden decked patio area. Gravel boarder

Management Fee Notes

Please note the Property is Managed by Pinnacle Property Management and there is a Service Charge payable for the upkeep of the estate in the region of £175 per year (this will be confirmed by the Solicitors in more details when a sale is agreed)





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

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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97 Walsall Street
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Tenure: Freehold

EPC Rating: B

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