

for sale

£228,000 Freehold



Dorsett Road Darlaston WEDNESBURY WS10 8TW

Perfect opportunity to acquire this **THREE BEDROOM FAMILY HOME**. Located on a popular residential estate. Offering excellent transport links being within 0.7 miles to the nearest supermarket, and only a 6 minute drive to the nearest Primary School. **VIEWINGS HIGHLY RECOMMENDED.**





# Property Details

## **Reception Room** 11' 8" x 13' 1" ( 3.56m x 3.99m )

Front facing bay window, central heating radiator, fireplace

## **Living Room** 17' 1" x 12' 1" ( 5.21m x 3.68m )

Rear double doors leading to outside patio garden area.  
fireplace and central heating radiator

## **Kitchen** 11' 1" x 6' 5" ( 3.38m x 1.96m )

fitted kitchen units, rear access to garden, under stair storage cupboard

## **Bedroom One** 13' 1" x 10' 8" ( 3.99m x 3.25m )

Rear window with room for double bedroom and storage units,  
central heating radiator

## **Bedroom Two** 11' 8" x 11' 1" ( 3.56m x 3.38m )

Front facing window room and room for double bed and  
storage units, central heating radiator

## **Bedroom Three** 7' 8" x 7' 9" ( 2.34m x 2.36m )

front facing window, central heating radiator

## **Bathroom**

Tiled flooring throughout, side window, toilet sink basin with  
separate bath and shower

## **Agents Note**

Currently, the Vendors details do not match the Registered  
Title at Land Registry. Please ask the Branch for more details.





To view this property please contact Paul Dubberley on

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 WEDNESBURY WS10 9BY

Property Ref: PWE103678 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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](http://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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