

for sale

offers over **£220,000** Freehold



Darby Road Wednesbury WS10 0PN

****A spacious and well-presented THREE BEDROOM MID-TERRACED family home. Situated close to a range of LOCAL AMENITIES and excellent TRANSPORT LINKS****



Property Details

Approach

Block paved driveway; Entry giving access to rear garden; Double glazed obscure door giving access to entrance hallway

Hallway

Gas central heated radiator; Wood effect laminate flooring; Door to Living Room; Stairs to first floor accommodation

Living Room 12' 5" into bay x 13' 2" (3.78m into bay x 4.01m)

Double glazed bay window to front aspect, built in log burner with fire and surround and concertina doors through into dining area

Dining Room 9' 4" max x 10' 9" (2.84m max x 3.28m)

Gas central heated radiator; Double glazed sliding doors to rear aspect; Door into kitchen

Kitchen 5' 6" x 11' 2" (1.68m x 3.40m)

Double glazed single door and window looking out to rear aspect; Gas central heated radiator; Range of wall and base units; Stainless steel sink with drainer; Space and connections for gas cooker; Extractor fan; Space and connections for washing machine; Built in microwave; Tiled flooring; Tiled splashback areas

Landing

Doors to Bedrooms 1, 2 and 3; Door to Bathroom

Bedroom One 10' 9" max x 9' 5" (3.28m max x 2.87m)

Double glazed window to front aspect; Gas central heated radiator; Cast iron fire surround feature

Bedroom Two 10' 9" into recess x 9' 4" (3.28m into recess x 2.84m)

Double glazed window to rear aspect; Gas central heated radiator

Bedroom Three 7' x 7' 4" (2.13m x 2.24m)

Double glazed window to front aspect; Gas central heated radiator; Built in storage cupboard over stairs

Bathroom

Panel bath with shower over; Hand wash basin with storage unit; Toilet; Gas central heated radiator; Double glazed

obscure window to rear aspect; Tiled splashback areas; Tile effect laminate flooring

Garden

Paved patio area leading to lawn raised decking area; Fences to all boundaries; Footings at the back of the garden for a shed; Side gate with access to small storage shed; Walkway through to the front of the property





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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To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104012 - 0006

Tenure:Freehold EPC Rating: E

Council Tax Band: A

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