

for sale

offers over **£180,000** Freehold

**Paul
Dubberley**



Short Street Darlaston Wednesbury WS10 8BS

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Property Description

Two-Bedroom Mid-Terraced Property with On-Street Parking

This well-presented two-bedroom mid-terraced property offers comfortable and practical living, ideally suited to first-time buyers, investors, or those looking to downsize.

The accommodation briefly comprises a spacious lounge providing a welcoming living area, followed by a fitted kitchen offering ample storage and workspace. To the rear, there is access to a private garden, ideal for outdoor seating, entertaining, or low-maintenance enjoyment.

To the first floor, the property boasts two well-proportioned bedrooms.

Externally, the property benefits from on-street parking and is conveniently located close to local amenities, schools and transport links, there is a new railway station within walking distance and it has direct connections to Birmingham and Wolverhampton.

An excellent opportunity to acquire a well-located home with great potential. Early viewing is recommended.

Lounge

11' 5" x 12' 9" (3.48m x 3.89m)
Front aspect double glazed window, radiator and laminate flooring.

Dining Room

11' x 12' 9" (3.35m x 3.89m)
Rear aspect double glazed window and radiator.

Kitchen

8' 11" x 5' 1" (2.72m x 1.55m)
Side aspect double glazed window, wall and base units, sink and drainer, part tiled walls and door to garden.

Shower Room

Shower cubicle, w/c, wash hand basin and radiator.

Landing

Doors to bedrooms.

Bedroom One

11' x 13' (3.35m x 3.96m)
Rear aspect double glazed window and radiator.

Bedroom Two

11' 5" x 12' 9" (3.48m x 3.89m)
Front aspect double glazed window and radiator.

Front

On street parking.

Rear

Artificial grass and patio area.

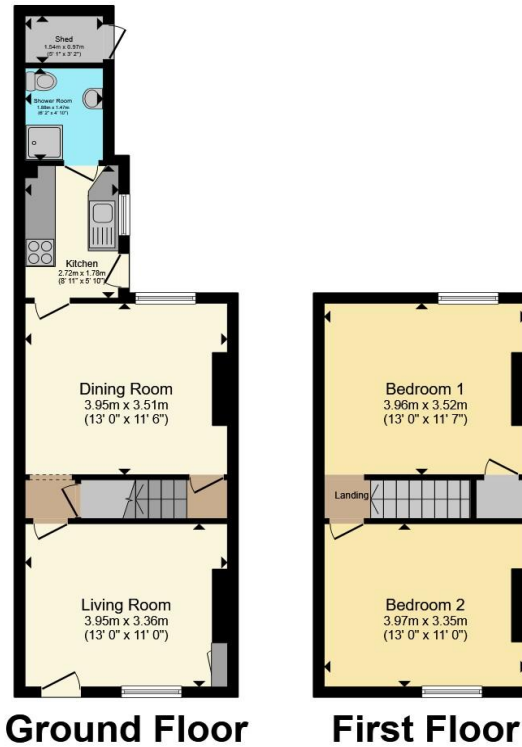
Agents Note

AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 72.9 m² (785 sq.ft.) approx

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.propertybox.io



To view this property please contact Paul Dubberley on

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97 Walsall Street
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EPC Rating: E Council Tax
 Band: A

view this property online PaulDubberley.co.uk/Property/PWE104379

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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