



Pinfold St. Extension Wednesbury WS10 8PU

for sale
£210,000



Property Description

Connells Estate Agents are delighted to present this charming and characterful two-bedroom property in Darlaston, dating from 1918, offered to the market with no upward chain. Larger than the average two-bedroom home, this property provides spacious and versatile accommodation throughout.

The ground floor briefly comprises two generous reception rooms and a fully fitted kitchen with space for appliances and plumbing for utilities. The kitchen also benefits from a sun-room, with French doors, leading to the rear garden, allowing an abundance of natural light.

To the first floor, there are two well-proportioned bedrooms, family bathroom and large storage cupboard.

Externally, the property enjoys a private rear garden with both patio and lawn areas, ideal for relaxing or entertaining. To the front, there is an attractive walled frontage with a pathway leading to the entrance door.

The property is conveniently located close to local shops, schools and supermarkets, with excellent transport links nearby, including easy access to Junction 10 of the M6 motorway.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, double glazed window, stairs to the first floor, an under stairs part-cellar and door to the lounge, dining room and kitchen.

Lounge

14' 1" Max x 10' 10" Max (4.29m Max x 3.30m Max)

Having a double glazed bay window to the front aspect, carpeted flooring ceiling light

point, electric fireplace with surround and a radiator.

Dining Room

13' 1" x 12' (3.99m x 3.66m)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having double glazed windows to the side and rear aspects, french doors to the rear garden, tiled flooring and splash backs, laminate work tops, a one and a half bowl sink with drainer, plumbing for utilities, space for appliances, a radiator and two ceiling light points.

First Floor

Landing

Having a double glazed window to the side aspect and doors to the bedrooms, bathroom and airing cupboard.

Bedroom One

12' 6" x 12' 4" (3.81m x 3.76m)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator and fitted wardrobes.

Bathroom

8' 10" x 5' 11" (2.69m x 1.80m)

Having a double glazed window to the

rear aspect, a bath with electric shower over, WC, wash hand basin, vinyl flooring, tiled walls, ceiling light point and a radiator.

Outside

Front:

Being a walled frontage with path leading to the front door.

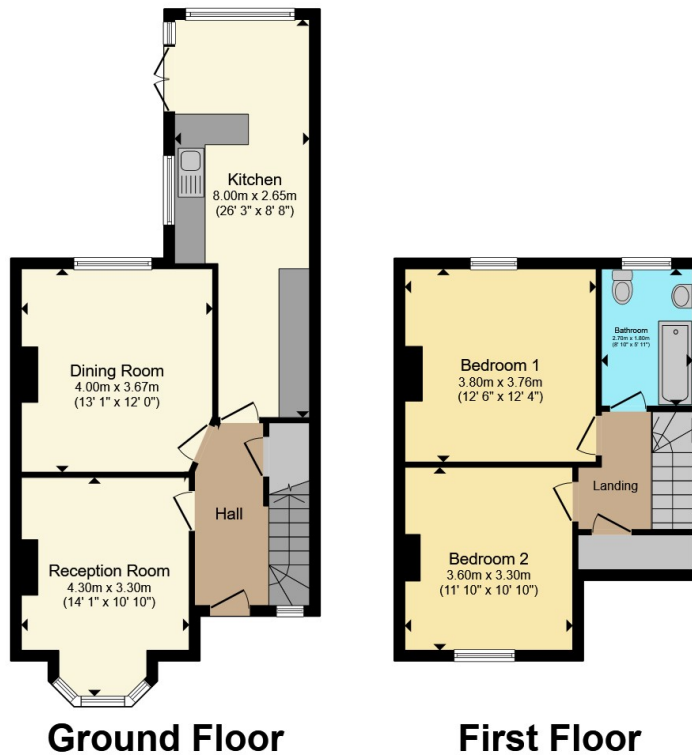
Rear:

Having a patio area and a large lawn.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 93.5 m² (1,006 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

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22 Spring Head
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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312451



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