Paul Carr Estate Agents
Sales & Lettings

Bloxwich | 01922 701286 | Bloxwich@paulcarrestateagents.co.uk

Hewitt Street, Darlaston
Wednesbury, WS10

£190,000

Darlaston

£190,000

3 2 1

A deceptively spacious three-bedroom mid-terraced home offering flexible accommodation across two floors, together with a generous and well-established rear garden.

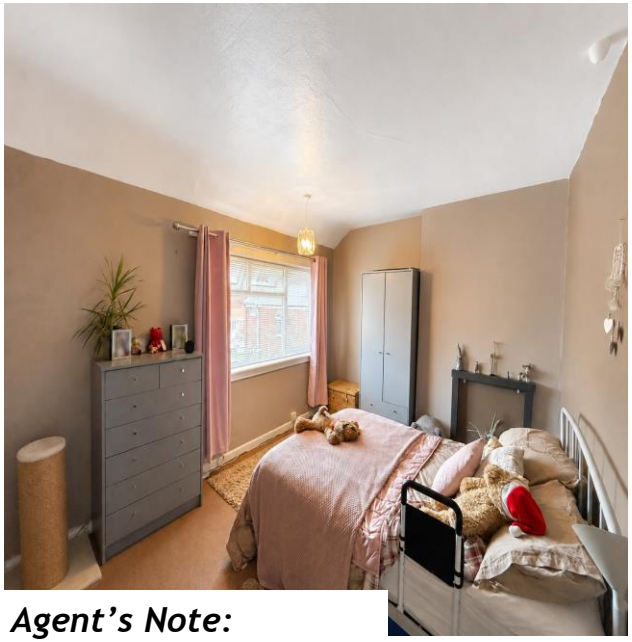
The property provides an adaptable layout that would suit a variety of buyers and is well presented throughout while still offering scope for a new owner to personalise to their own taste.

The ground floor accommodation begins with a spacious lounge positioned to the front of the property, providing plenty of room for both seating and additional furniture. To the rear is the kitchen, fitted with a range of wall and base units and providing access through to a useful utility area. A particular feature of the property is the additional ground-floor bedroom, which could equally be utilised as a dining room, home office or second reception room depending on requirements. Completing the ground floor is a separate wet room, adding further versatility to the accommodation.

To the first floor are two further well-proportioned bedrooms, including a particularly generous principal bedroom, together with a family bathroom. The combination of bedrooms across both floors makes this an especially flexible home for families, those working from home or purchasers requiring additional ground-floor accommodation. The property also has a useful loft space that has been boarded giving ample storage space.

Outside, the property benefits from a front garden setting, while the rear garden is an impressive feature of the home. The garden offers a mixture of paved patio and seating areas, mature planted borders, established trees and shrubs, together with useful garden storage. Offering plenty of space for relaxing, entertaining and gardening, the outside space provides an attractive extension to the living accommodation.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.



Property Specification

GROUND FLOOR BEDROOM & WET ROOM
LARGE REAR GARDEN
CUL DE SAC LOCATION
TWO SPACIOUS BEDROOMS
FIRST FLOOR FAMILY BATHROOM

Reception Room 12' 0" x 13' 9" into recess (3.65m x 4.19m)

Kitchen 8' 1" x 9' 3" (2.46m x 2.82m)

Ground Floor Wet Room

Ground Floor Bedroom 3 9' 6" x 6' 7" (2.89m x 2.01m)

Bedroom 1 10' 1" x 13' 9" into recess (3.07m x 4.19m)

Bedroom 2 9' 8" x 8' 9" (2.94m x 2.66m)

Family Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

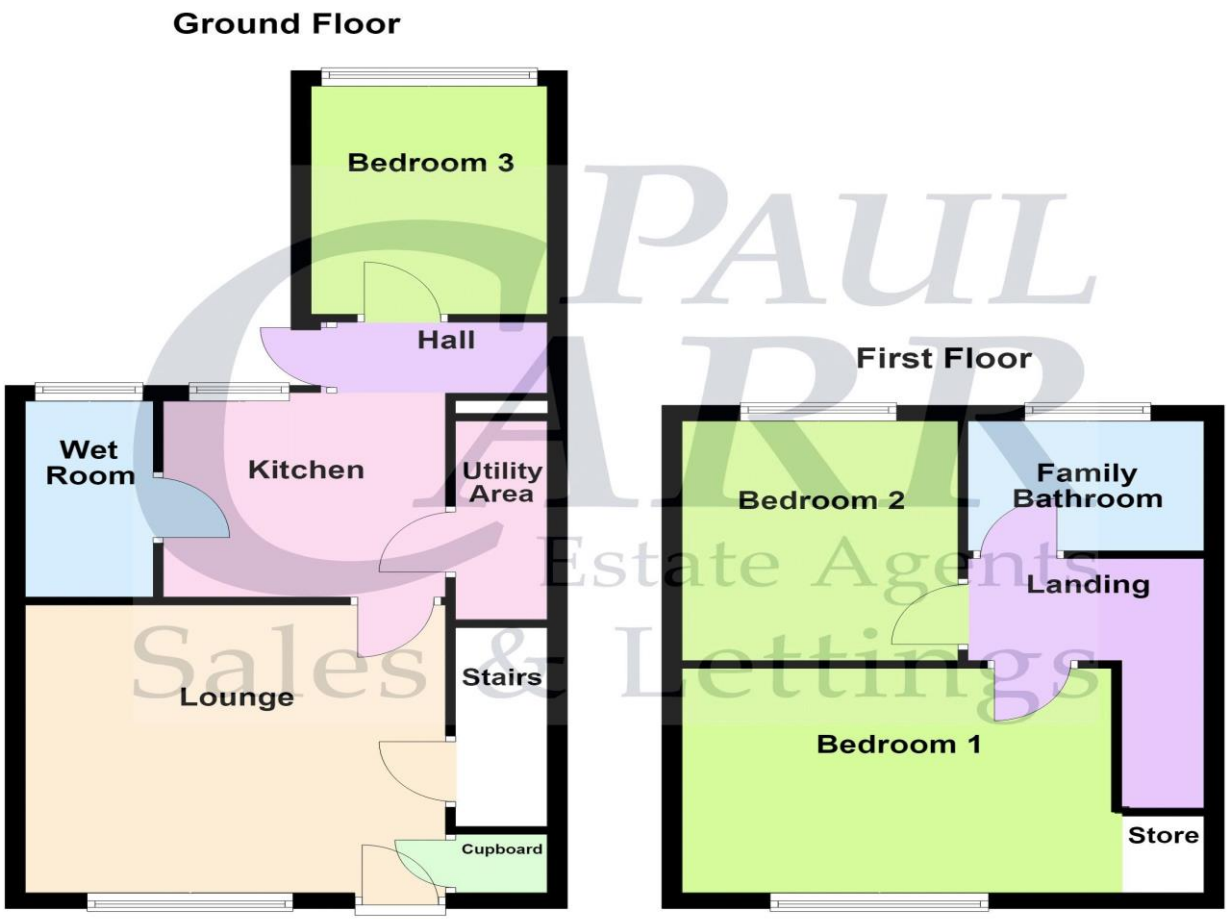
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of **obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.**

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

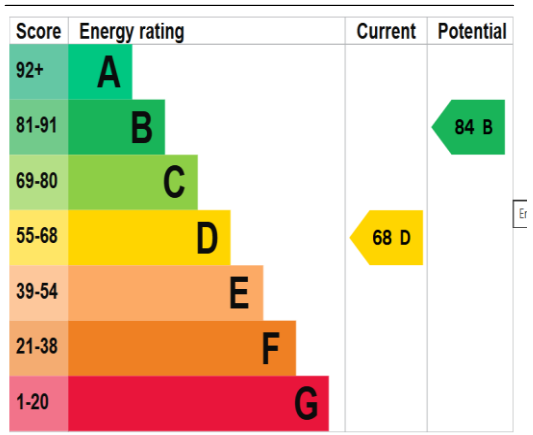
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



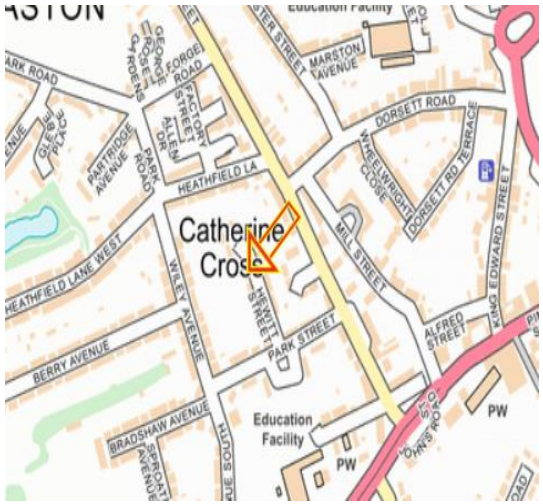
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating



The graph shows this property's current and potential energy rating.

Map Location



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