

for sale

offers in the region of **£125,000** Leasehold

**Paul
Dubberley**



Darlaston Road Wednesbury WS10 7TA

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Property Description

Two-Bedroom Ground Floor Flat

This well-presented two-bedroom ground floor flat offers comfortable and convenient living, making it an excellent choice for first-time buyers, downsizers, or investors.

The property welcomes you with a bright entrance hallway leading through to a spacious lounge, providing a relaxing and cosy environment with plenty of natural light. The separate kitchen is well-appointed with modern units, ample storage, and generous worktop space, ideal for everyday cooking.

The flat comprises two well-proportioned bedrooms, including a generous double bedroom and a second bedroom that can be used as a guest room, home office, or nursery. A modern family bathroom completes the accommodation, fitted with a contemporary suite and quality finishes.

Additional features include double glazing, efficient heating, and ample storage throughout. Located in a convenient and popular residential area, the flat is within easy reach of local amenities, shops, schools, and transport links, ensuring ease of day-to-day living.

cupboard, wall and base units, sink and drainer, fitted electric oven with gas hob, space for fridge freezer, radiator and extractor fan.

Bedroom One

Side and rear aspect double glazed window and radiator.

Bedroom Two

10' 7" x 6' 9" (3.23m x 2.06m)

Side and rear aspect double glazed window and radiator.

Bathroom

Side aspect double glazed window, part tiled wall, shower, w/c, wash hand basin, radiator and bath.

Front

Allocated parking space.



Entrance Hall

Radiator and doors to rooms.

Living Room

18' 5" x 12' 9" (5.61m x 3.89m)

Side aspect double glazed bay window, rear aspect double glazed window, 2 x radiators and carpet.

Kitchen

6' 9" x 9' 9" (2.06m x 2.97m)

Side aspect double glazed window, boiler







To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: B Council Tax
Band: A

Service Charge:
1850.00

Ground Rent:
150.00

view this property online PaulDubberley.co.uk/Property/PWE104493

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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