

for sale

offers in the region of **£190,000** Freehold



Princess Way Darlaston Wednesbury WS10 8YG

A well-presented and inviting two-bedroom mid-terraced property, ideally suited for first-time buyers, small families, or investors alike.



Property Details

Agents Note

There is an easement on the title, please enquire with branch.

Living Room 16' 5" x 11' 6" (5.00m x 3.51m)

Front aspect double glazed window, radiator and stairs to landing.

Kitchen 9' 1" x 11' 6" (2.77m x 3.51m)

Rear aspect double glazed window, door to garden, tiled flooring and part tiled walls, space for appliances, wall and base units, sink and drainer.

Landing

Doors to bedrooms and bathroom.

Bedroom One 11' 8" x 8' 6" (3.56m x 2.59m)

Front aspect double glazed windows and radiator.

Bedroom Two 11' 6" x 9' 2" (3.51m x 2.79m)

Rear aspect double glazed window and radiator.

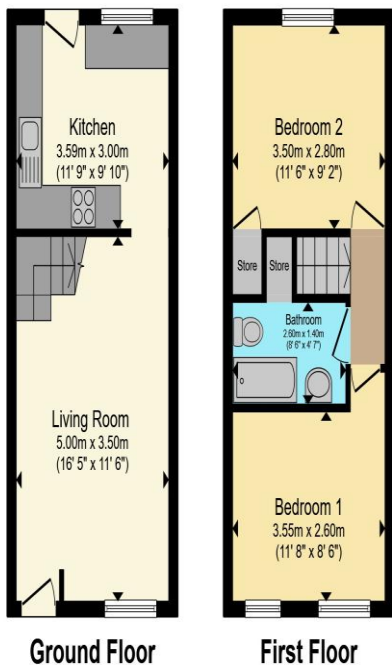
Bathroom

Bath with shower over and shower screen, wash hand basin, lino flooring and w/c.

Rear Garden

Patio area and slated gravel area.





Total floor area 55.3 m² (595 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
 WEDNESBURY WS10 9BY

Property Ref: PWE104514 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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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