

for sale
£200,000 Leasehold

**Paul
Dubberley**



Pitchwood Close Darlaston Wednesbury WS10 8BF

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Property Description

A well-presented two-bedroom mid-terrace home, ideal for first-time buyers, small families, or investors. The property offers spacious and practical accommodation throughout, benefiting from a convenient driveway providing off-road parking.

The ground floor comprises a welcoming entrance hallway, a bright and comfortable lounge, a modern fitted kitchen/diner with ample storage and workspace, and a useful guest W/C.

To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a contemporary suite.

Externally, the property benefits from a private driveway to the front, while the rear garden provides an excellent space for relaxing, entertaining, or family enjoyment.

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.

Entrance Hall

Storage cupboard and radiator.

Living Room

13' 1" x 11' 6" (3.99m x 3.51m)
Rear aspect double glazed window, rear aspect patio doors and electric fire.

Guest W/C

Tiled flooring, w/c, extractor and wash hand basin.

Kitchen

6' 1" x 11' 6" (1.85m x 3.51m)
Front aspect double glazed window, wall and

base units, sink and drainer, tiled floor, splash back, gas hob, electric oven, space for appliances.

Landing

Ladder to loft, loft is partially boarded with power and lighting.

Bedroom One

13' x 7' 9" (3.96m x 2.36m)

Bedroom Two

12' 9" x 7' 7" (3.89m x 2.31m)

Rear aspect double glazed window, radiator and built in wardrobe.

Front Garden

Tarmac driveway and patio pathway leading to front door.

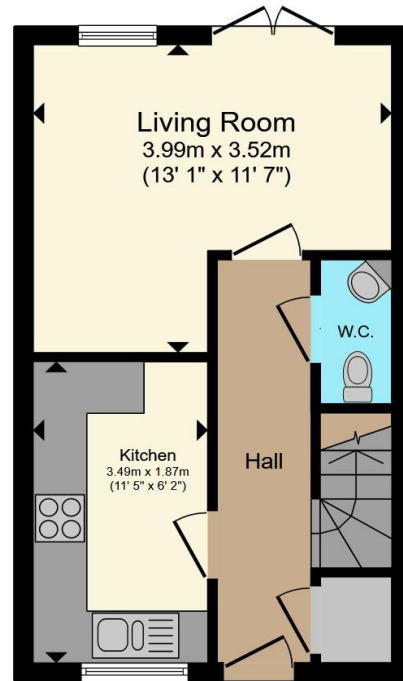
Rear Garden

Artificial lawn and patio area.

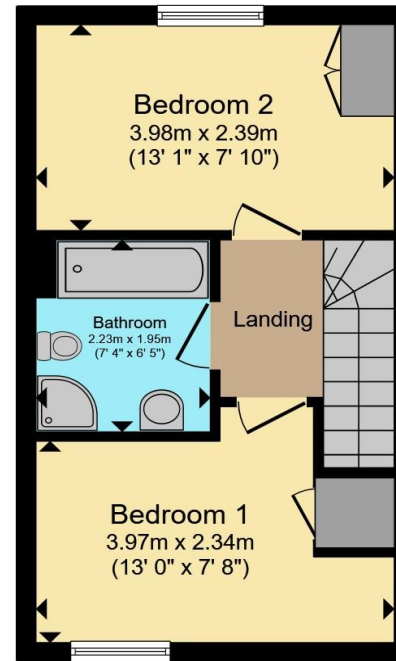








Ground Floor



First Floor

Total floor area 57.3 m² (617 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

**Paul
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To view this property please contact Paul Dubberley on

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

Service Charge: 125.00 Ground Rent:
100.00

view this property online PaulDubberley.co.uk/Property/PWE104604

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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