

for sale

offers in the region of

£220,000 Freehold



Princess Way Darlaston WEDNESBURY WS10 8YG

****WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY**** Ideal family or investment purchase. Located in a popular area of Wednesbury (Darlaston), close to local shops and amenities. We recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Entrance Hall

Door to lounge and stairs to landing.

Lounge 11' 4" x 14' 2" (3.45m x 4.32m)

Front aspect double glazed bay window, radiator, laminate flooring and door to kitchen/diner.

Kitchen/Diner 9' 6" x 14' 5" (2.90m x 4.39m)

Rear aspect double glazed window and door, radiator, free standing cooker, sink and drainer, wall and base units, tiled flooring and space for appliances.

Landing

Side aspect double glazed window, airing cupboard housing boiler, doors to rooms and bathroom.

Bedroom One 11' 10" x 8' 3" (3.61m x 2.51m)

Front aspect double glazed window, radiator and built in wardrobes.

Bedroom Two 8' 3" x 9' 5" (2.51m x 2.87m)

Rear aspect double glazed window and radiator.

Bedroom Three 8' 9" x 6' (2.67m x 1.83m)

Front aspect double glazed window and radiator.

Bathroom

Rear aspect double glazed window, bath with electric shower over, w/c, wash hand basin and tiled walls.

Front Garden

Block paved driveway and access to garage.

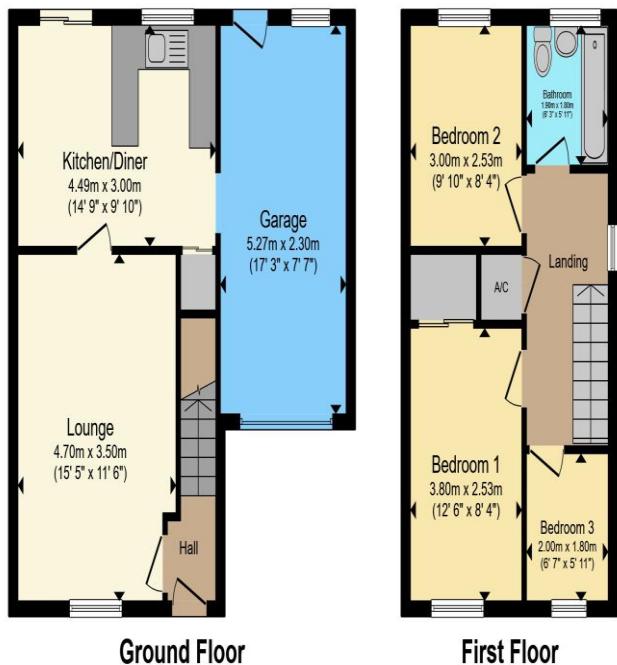
Rear Garden

Paved patio and lawn area.

Garage 17' 4" x 7' 3" (5.28m x 2.21m)

Converted garage, front and rear aspect window, front and rear aspect door.





Total floor area 85.6 m² (922 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: PWE104245 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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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