



Peach Avenue Wednesbury WS10 8TU

for sale offers over
£250,000



Property Description

Connells Estate Agents in Wednesbury are delighted to present this deceptively spacious and substantially extended family home, ideally positioned within a quiet cul-de-sac in Darlaston.

The ground floor offers a generous lounge leading through to a separate dining room, creating an excellent space for both relaxing and entertaining. From the dining area, there is access to a convenient downstairs WC and an integral garage, providing valuable additional storage. To the rear, the property boasts a modern, well-proportioned kitchen overlooking the garden, with ample space for appliances and direct access to the outdoor area.

Upstairs, the property benefits from an extension above the garage, resulting in three well-sized double bedrooms and a spacious family bathroom complete with both a bathtub and a separate shower cubicle.

Externally, the home features a large driveway to the front, offering off-road parking for multiple vehicles. To the rear, there is an impressively sized garden, comprising a generous patio area and a well-maintained lawn-ideal for outdoor living.

The property is conveniently located close to a range of local schools, retail parks, independent shops, and excellent transport links, making it an ideal choice for families and commuters alike.

Entrance Hallway

Double glazed entrance door to front, tiled floor, ceiling light point, stairs to first floor landing and door to the lounge.

Lounge

Double glazed window to front, carpet flooring,

ceiling light point, x2 wall light points, radiator and door to the dining room.

Dining Room

Double glazed window to rear, carpet flooring, ceiling light point, radiator, access to: kitchen, downstairs WC and garage.

Kitchen

Three double glazed windows to rear and side elevations, double glazed door giving access to the rear garden, base units with laminate work surfaces over, one and a half bowl sink and drainer, double electric oven, electric hob with cooker hood over, plumbing and space for appliances, tiled flooring, radiator and ceiling spotlights.

Downstairs W.C

Tiled walls and floor, ceiling light point, radiator and WC.

First Floor Landing

Double glazed window to front, carpet flooring, ceiling light point and doors to all bedrooms and family bathroom.

Bedroom One

Double glazed window to front, carpet flooring, radiator, ceiling light point and built in storage cupboard.

Bedroom Two

Double glazed window to rear, carpet flooring, radiator and ceiling light point.

Bedroom Three

Double glazed window to front, carpet

flooring, radiator and ceiling light point.

Bathroom

Double glazed window to the rear, bath, seperate shower cubicle, WC, vanity wash hand basin, storage cupboards, towel radiator, ceiling spotlights, vinyl flooring and tiled walls.

Outside

Front:
Brick paved driveway

Rear:
Block paved patio and steps leading to lawn.

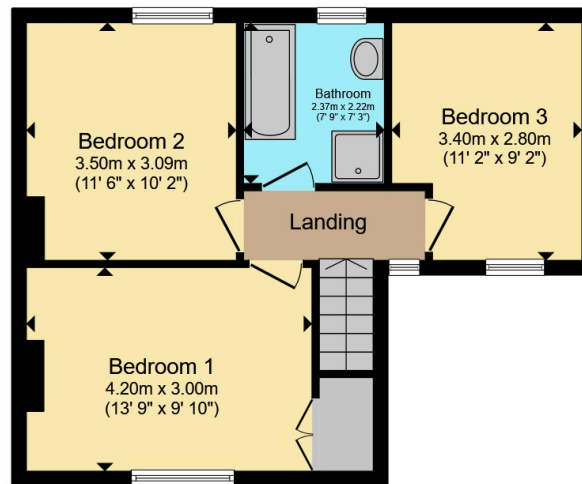
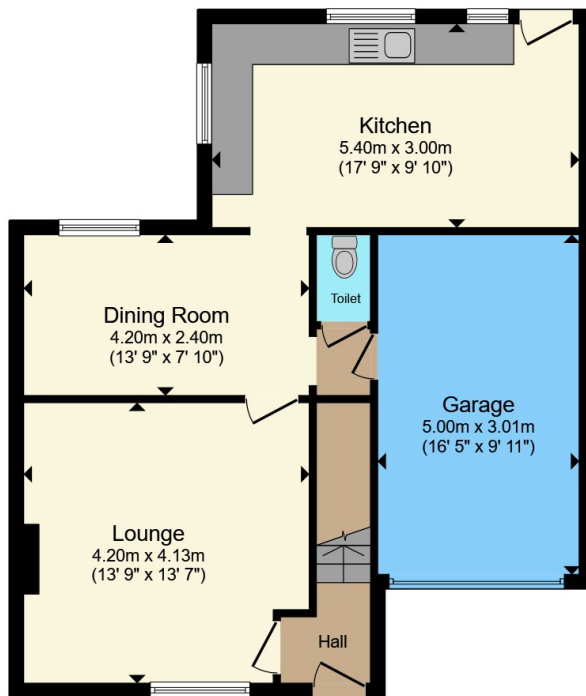
Garage

Up and over doors, power and lighting.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

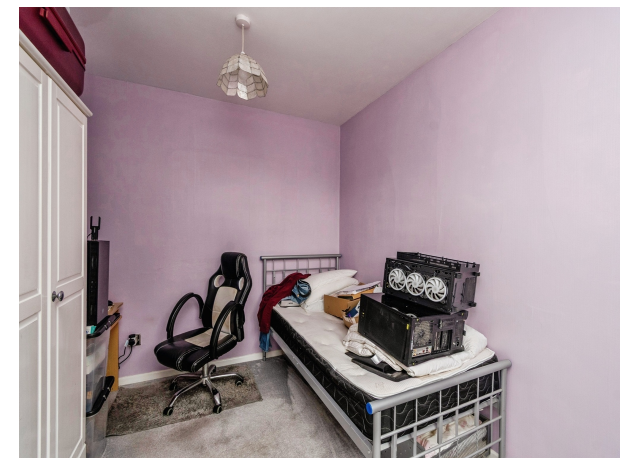




Total floor area 110.1 m² (1,185 sq.ft.) approx

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

Connells



To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/WED312251

Tenure: Freehold



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.

Connells Residential 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED312251 - 0004