

for sale

offers in the region of **£170,000** Freehold



Princess Way Darlaston Wednesbury WS10 8YG

Two-Bedroom End-Terraced Property

This well-presented two-bedroom end-terraced property offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

# Property Details

## **Lounge** 11' 6" x 16' 7" ( 3.51m x 5.05m )

Front aspect double glazed window, radiator and gas fire.

## **Kitchen** 12' x 9' 2" ( 3.66m x 2.79m )

Side and rear aspect double glazed window, space for appliances, radiator, wall and base units, tiled splashback and lino flooring.

## **Landing**

Loft access.

## **Bedroom One** 9' 4" x 11' 6" ( 2.84m x 3.51m )

Rear aspect double glazed window, radiator and storage cupboard.

## **Bedroom Two** 7' 6" x 11' 7" ( 2.29m x 3.53m )

Front aspect double glazed window and radiator.

## **Bathroom**

Side aspect double glazed window, tiled walls, boiler cupboard, radiator, w/c, bath and lino flooring.

## **Rear Garden**

Lawn and patio area and shed.

To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
WEDNESBURY WS10 9BY

Property Ref: PWE104494 - 0003

Tenure:Freehold EPC Rating: Awaited

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.

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