

for sale

offers in the region of **£220,000** Freehold



## Peel Close Darlaston Wednesbury WS10 8YN

**\*\*TWO BEDROOM SEMI DETACHED PROPERTY WITH CONSERVATORY\*\***  
Located on a popular estate in Wednesbury (Darlaston). The property is spacious and ideal for first time buyers, investors or family purchasers. We recommend internal viewings to appreciate the accommodation we have to offer.



# Property Details

## Entrance Porch

Side and front aspect double glazed windows.

## Entrance Hall

Side aspect double glazed window and radiator.

## Lounge 10' 1" x 13' 10" ( 3.07m x 4.22m )

Front aspect double glazed bay window, radiator, electric fire and storage

## Kitchen/Diner 8' x 13' 3" ( 2.44m x 4.04m )

Rear aspect double glazed window, patio doors to conservatory, integrated gas over and hob, wall and base units, sink and drainer, tiled floor and patio doors to conservatory.

## Conservatory 13' 5" x 9' 5" ( 4.09m x 2.87m )

Dual aspect double glazed windows, side aspect door to garden, radiator and tiled flooring.

## Landing

### Bedroom One 13' 4" x 12' 1" ( 4.06m x 3.68m )

Two front aspect double glazed windows, fitted wardrobe, storage housing boiler.

### Bedroom Two 7' 1" x 10' ( 2.16m x 3.05m )

Rear aspect double glazed window and radiator.

## Bathroom

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

## Front Garden

Lawn area, block paved driveway and allocated parking at the side of the property.

## Rear Garden

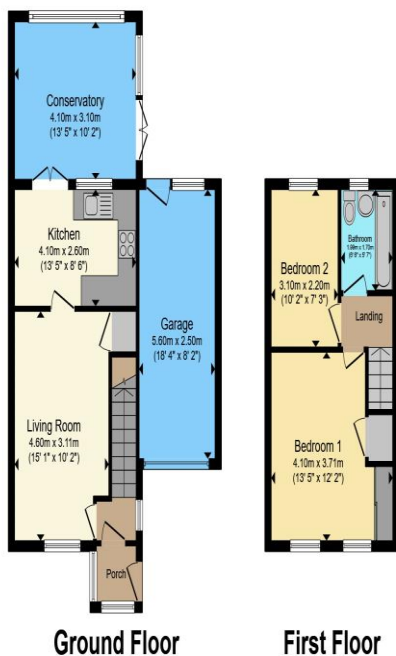
Lawn and patio area.

## Garage 19' 10" x 8' ( 6.05m x 2.44m )

Up and over doors, power and lighting.







Total floor area 83.8 m<sup>2</sup> (902 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](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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 WEDNESBURY WS10 9BY

Property Ref: PWE104258 - 0003

Tenure: Freehold EPC Rating: Awaiting

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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