

Property details approval form

2 Prince George Road, Wednesbury, West Midlands, England, WS10 9PZ

Date: 02 September 2026

Property Ref and Version: PWE104603 - 0002

Selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £250,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Three bedroom semi-detached property
- > Occupying a generous corner plot with driveway
- > Potential to extend (subject to planning permission)
- > Fitted kitchen with ample storage
- > Ideal family home
- > gas central heating

○ Short Description

Three Bedroom Semi-Detached Property on a Generous Corner Plot

Situated on a desirable corner plot, this well-presented three bedroom semi-detached property offers spacious accommodation both inside and out, making it an ideal family home.

○ Long Description

Three Bedroom Semi-Detached Property on a Generous Corner Plot

Situated on a desirable corner plot, this well-presented three bedroom semi-detached property offers spacious accommodation both inside and out, making it an ideal family home.

The property briefly comprises a welcoming entrance hallway, a bright and spacious lounge, a fitted kitchen with ample storage and workspace, and a separate dining area perfect for family meals and entertaining. To the first floor are three well-proportioned bedrooms and a family shower room

Occupying a generous corner position, the home benefits from substantial front, side, and rear gardens, providing excellent outdoor space with potential for extension or further development, subject to the necessary planning permissions. Additional features include off-road parking, double glazing, and central heating.

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Early viewing is highly recommended to fully appreciate the accommodation and plot size on offer.

☐ **Directions**

☐ **Agents Note**

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○ Room Description

Entrance Hall

Front aspect window and stairs to landing.

Living Room

17' x 11' (5.18m x 3.35m)

Front and rear aspect window and two radiators.

Kitchen

11' 8" x 10' 2" (3.56m x 3.10m)

Side aspect window, space for appliances, tiled flooring, sink and drainer, wall and base units, extractor fan, radiator and door to garden.

Landing

Loft access, doors to shower room and bedrooms.

Bedroom One

12' 10" x 8' 7" (3.91m x 2.62m)

Rear aspect window and built in wardrobes.

Bedroom Two

9' 11" x 8' 3" (3.02m x 2.51m)

Front aspect window and built in wardrobes.

Bedroom Three

11' 9" x 8' 7" (3.58m x 2.62m)

Rear aspect window and built in wardrobes.

Shower Room

Shower cubicle, w/c, wash hand basin with vanity unit, tiled walls and radiator.

Front Garden

Patio front garden with generous corner plot.

Rear Garden

Patio area.

Agents Note

an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

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○ Property Images



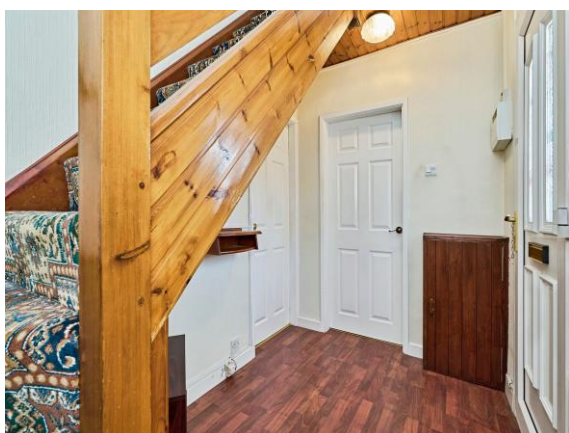
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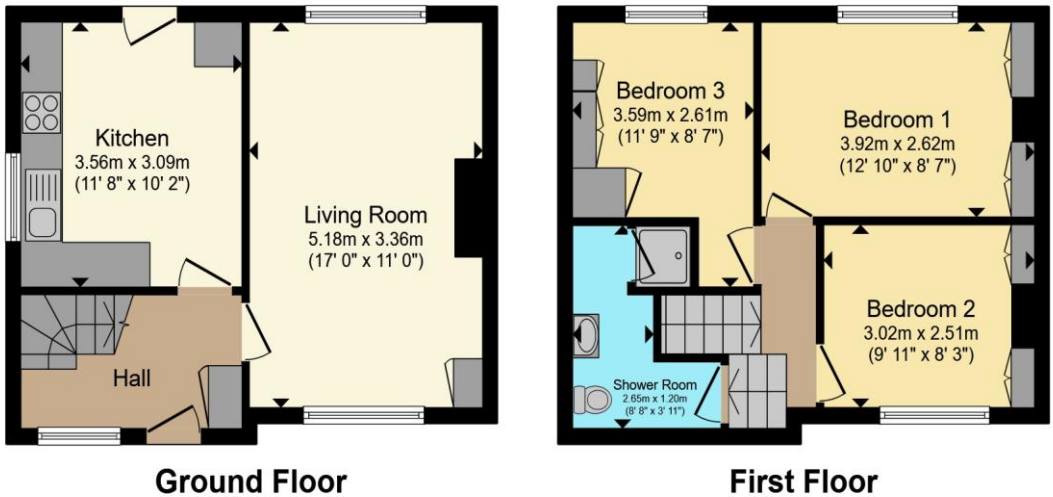
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Floor Plan



Total floor area 70.6 m² (760 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



Approval

	Signature	Date
Kiri Parmar		
Mrs D.J. Jurkiewicz		