



Connells

Dorsett Road
Darlaston, Wednesbury

Dorsett Road
Darlaston, Wednesbury, WS10 8TW

for sale
£230,000



Ground Floor

Entrance Hallway

Having a double glazed front entrance door, two storage cupboards, stairs to the landing, laminate flooring, ceiling light point, radiator and doors leading to the snug and kitchen/living area.

Snug

11' 3" Max x 14' 3" Max (3.43m Max x 4.34m Max)

Having a double glazed window to the front aspect, laminate flooring, ceiling light point, radiator and log burner.

Kitchen/Living Area

22' 6" Max x 17' 8" Max (6.86m Max x 5.38m Max)

Being an open plan kitchen, living and dining space comprising of:

Kitchen Area

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate work tops over. Having a double electric oven, having a sink with drainer, tiled splash backs, ceiling light point, laminate flooring and space for appliances.

Living Dining Area

Having two double glazed windows to the rear aspect, two velux windows, double glazed french doors to the garden, laminate flooring, radiator and three ceiling light points.



First Floor

Landing

Having doors to the bedrooms, bathroom, storage cupboard, wooden flooring and a ceiling light point.

Bedroom One

12' 10" x 10' 9" (3.91m x 3.28m)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom Two

11' 8" x 10' 10" (3.56m x 3.30m)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom Three

Having a double glazed window to the front aspect, wooden flooring, ceiling light point and a radiator.

Bathroom

Having a two double glazed windows to the rear aspect, a bath with shower over, WC, wash hand basin with vanity, ceiling light point, tiled flooring and part tiled walls.

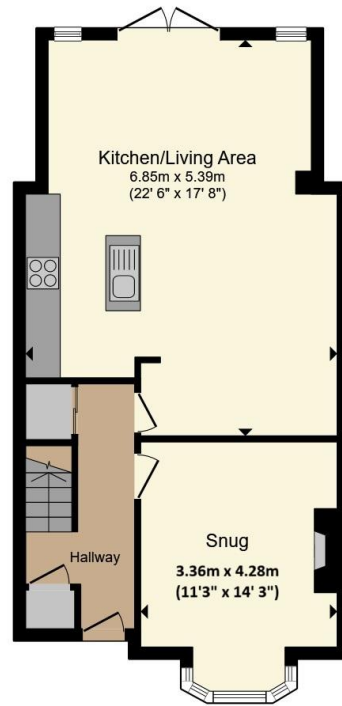
Rear Garden

Having a block paved patio, lawn, side access to the front of the property and borders containing a range of shrubs, bushes and trees.

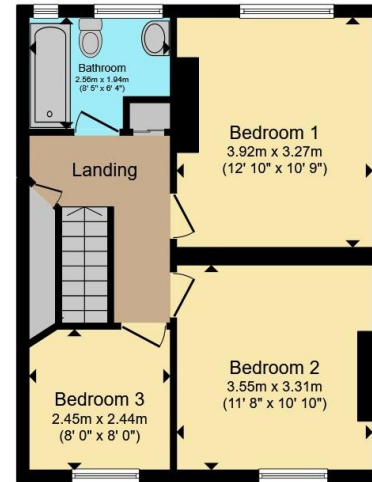








Ground Floor



First Floor

Total floor area 101.5 m² (1,093 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 Connells on

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

22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312598



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: WED312598 - 0001