

for sale

offers in the region of **£180,000** Freehold



## Princess Way Darlaston Wednesbury WS10 8YG

**\*\*TWO BEDROOM MID TERRACED PROPERTY WITH NO CHAIN\*\* IDEAL FOR A FIRST TIME BUYER OR INVESTOR.** Located in a Quiet Cul de Sac in Wednesbury (Darlaston). Close to local shops and amenities! We recommend internal viewings to appreciate the accommodation we have to offer



# Property Details

## **Lounge** 16' 6" x 11' 6" ( 5.03m x 3.51m )

Front aspect double glazed window and radiator.

## **Kitchen** 9' 2" x 11' 6" ( 2.79m x 3.51m )

Rear aspect double glazed window, wall and base units, sink and drainer, tiled flooring, part tiled walls, radiator and door to rear.

## **Landing**

Doors to bedrooms and bathroom

## **Bedroom One** 8' 6" x 11' 6" ( 2.59m x 3.51m )

Rear aspect double glazed window and radiator.

## **Bedroom Two** 7' 6" x 11' 5" ( 2.29m x 3.48m )

Front aspect double glazed window and radiator.

## **Bathroom**

Side aspect double glazed window, bath with shower over, radiator, w/c and wash hand basin.

## **Front Garden**

Lawn area and path to front

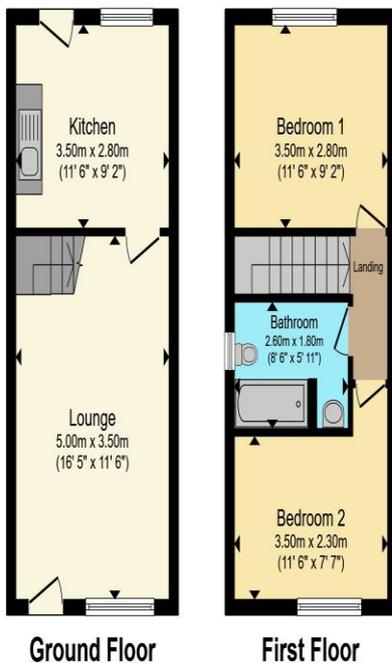
## **Rear Garden**

Paved area and brick built barbecue.

## **Agents Notes**

there is an easement on the title, please enquire with branch.





To view this property please contact Paul Dubberley on

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

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Property Ref: PWE104296 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: A

Total floor area 55.3 m<sup>2</sup> (595 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)



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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