

for sale
£250,000 Leasehold

**Paul
Dubberley**



Pitchwood Close Darlaston Wednesbury WS10 8BF

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Property Description

A spacious and well-maintained three-bedroom town house, offering versatile living accommodation arranged over multiple floors and benefiting from an integral garage.

The property comprises a welcoming entrance hallway, a bright and comfortable fitted kitchen/diner providing ample space for both everyday living and entertaining. The well-planned layout creates a practical and inviting family home.

To the upper floors, there are three generously sized bedrooms, including a spacious principal bedroom, along with a modern family bathroom

Agents Note

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

Service charge of £100 a year.

Entrance Hall

Front aspect double glazed window and stairs to landing.

Ground Floor

Kitchen/Diner

21' x 15' 5" (6.40m x 4.70m)

Rear aspect double glazed window, understairs storage, new boiler, patio doors, electric over and gas hob, 2 x radiators, wall and base units, sink and drainer.

Wc

Radiator, wash hand basin, wc and lino flooring.

Landing

Front aspect double glazed window, doors to living room and bedroom three.

First Floor

Living Room

15' 2" x 9' 9" (4.62m x 2.97m)

Two rear aspect double glazed windows and radiator.

Bedroom Three

7' x 11' 10" (2.13m x 3.61m)

Two front aspect double glazed window and radiator.

Landing

doors to bedroom 1, 2 and bathroom.

Second Floor

Bedroom One

10' x 11' 6" (3.05m x 3.51m)

Rear aspect double glazed window, built in wardrobe and radiator.

En Suite

Rear aspect double glazed window, lino flooring, w/c, shower cubicle, wash hand basin with vanity and heated towel rail.

Bedroom Two

8' 5" x 10' 6" (2.57m x 3.20m)

Front aspect double glazed window and radiator.

Bathroom

Bath with shower over and shower screen, lino flooring, w/c, wash hand basin with vanity unit, part tiled walls and radiator.

Front Garden

Driveway to side, access to garage and step to front door.

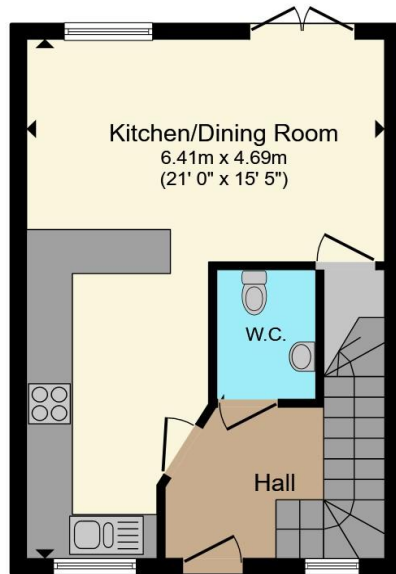
Rear Garden

patio and lawn area.

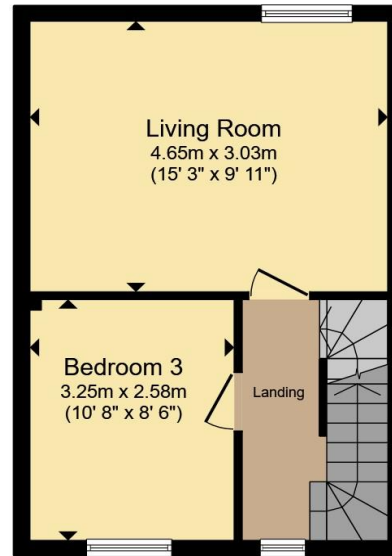




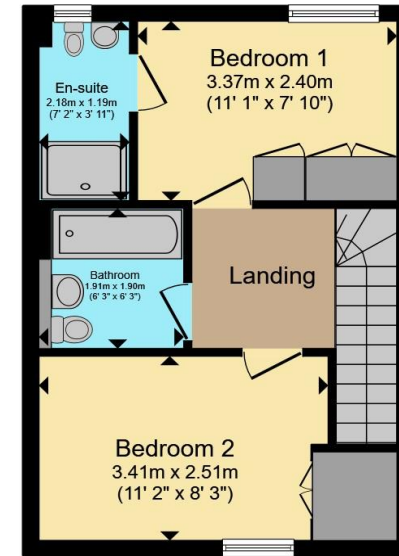




Ground Floor



First Floor



Second Floor

Total floor area 99.4 m² (1,070 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

**Paul
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To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: C Council Tax
Band: B

Service Charge: 100.00 Ground Rent:
Ask Agent

view this property online PaulDubberley.co.uk/Property/PWE104605

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.

Paul Dubberley is a trading name of Connells Residential which 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.

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