

for sale

offers in the region of **£200,000** Freehold

**Paul
Dubberley**



Dickinson Drive Walsall WS2 9DL

Dickinson Drive Walsall WS2 9DL



Property Description

A well-presented two-bedroom mid-terrace property, ideally suited to first-time buyers, small families, or investors. Offering spacious and well-maintained accommodation throughout, this charming home combines comfort and convenience in a sought-after location.

The ground floor briefly comprises a welcoming entrance, a bright and inviting living room, and a fitted kitchen with ample storage and workspace. To the first floor are two generously sized bedrooms and a family bathroom.

Externally, the property benefits from a private driveway providing off-road parking, together with an enclosed rear garden, perfect for relaxing, entertaining, or family enjoyment.

Agents Note

An AML fee is payable once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Stairs leading to first floor landing and door leading to lounge.

Living Room

12' 4" x 13' 5" (3.76m x 4.09m)
Front aspect double glazed window, laminate flooring, and 1 x radiator.

Kitchen

7' 11" x 16' 7" (2.41m x 5.05m)
Rear aspect double glazed window, wall and base units, sink and drainer, tiled flooring, part tiled walls, fitted electric cooker and gas hob with extractor over, space for appliances and radiator. Understairs storage & patio doors leading to garden.

Bedroom One

9' 10" x 12' 1" (3.00m x 3.68m)

Bedroom Two

7' 10" x 12' 1" (2.39m x 3.68m)

Bathroom

8' x 10' 5" (2.44m x 3.17m)

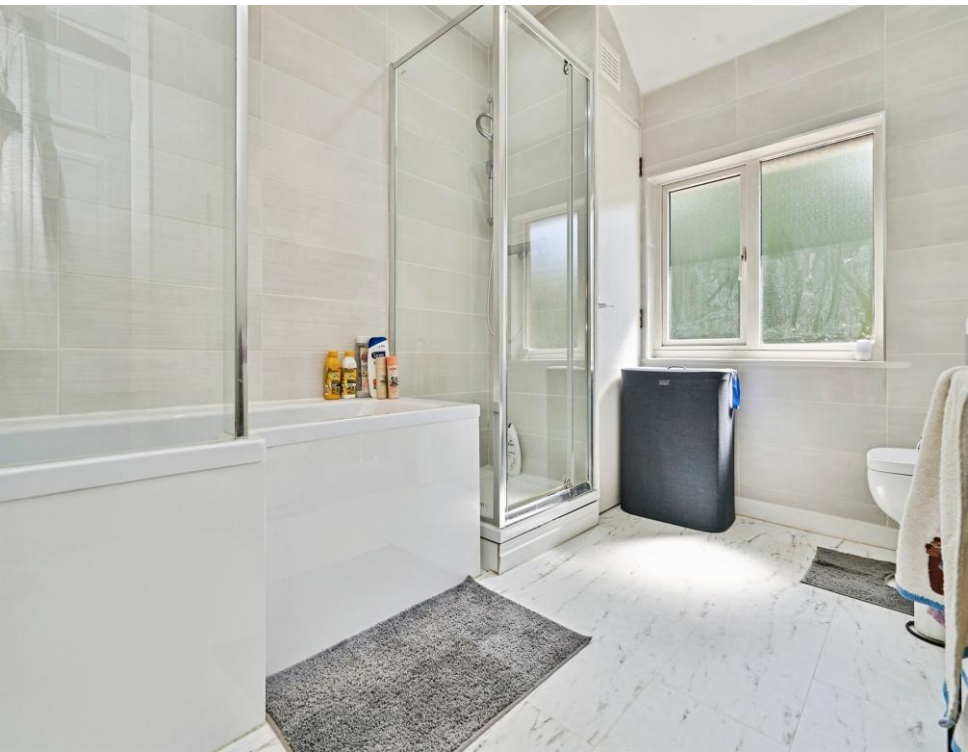
Front Garden

Driveway

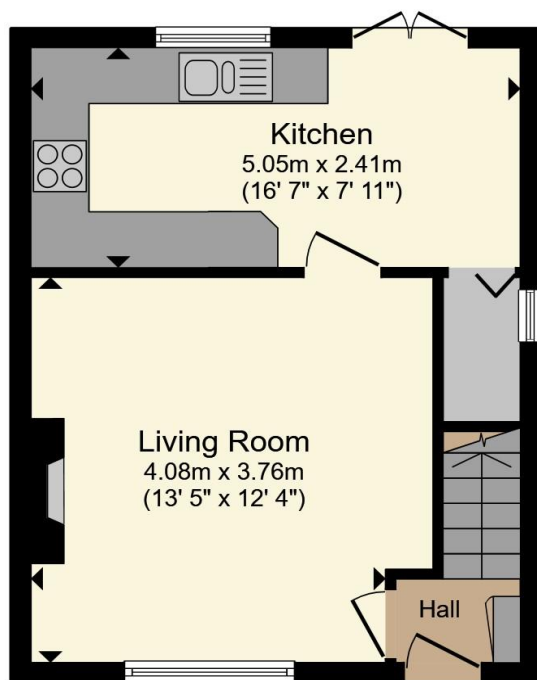
Rear Garden

Paved patio area with grass area. Door to shared access for bins.

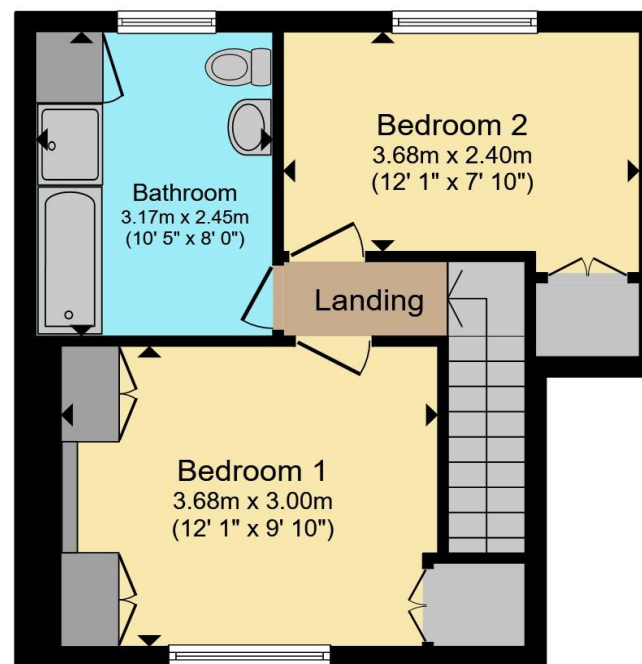








Ground Floor



First Floor

Total floor area 70.7 m² (761 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
Dubberley**

To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: D Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104699

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PWE104699 - 0004

