

PROPERTY FOR SALE

Offers in region of £170,000



Peach Avenue, Wednesbury WS10 8TU

- THREE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN
- UPSTAIRS BATHROOM
- DOWNSTAIRS W.C.
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- FRONT DRIVEWAY AND REAR GARDEN
- LOCATED IN A SOUGHT AFTER AREA

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Wednesbury, WS10 7AQ



PROPERTY DESCRIPTION

Midlandwide are pleased to present to the market this three-bedroom residence situated in a convenient residential location in Darlaston, Wednesbury. The property is ideally positioned within close proximity to local schools including Old Church C of E Primary School, Woods Bank Academy and St Joseph's Catholic Primary School, as well as nearby shops, Asda Darlaston, local amenities and transport links.

The property also benefits from good access to Darlaston Town Centre, Wednesbury Town Centre, Walsall, Willenhall, Bilston, West Bromwich, Wolverhampton and Birmingham, with nearby bus routes and road links providing convenient travel options.

The property briefly comprise three bedrooms, lounge, kitchen, first floor bathroom, rear garden and front off road parking. The property is situated close to everyday amenities and larger retail facilities including Gallagher Shopping Park / Junction 9 Retail Park.

Viewing recommended.

The property is directly approached from public pavement leading to a paved front driveway and access is from the left hand side

LOUNGE: 4.26m x 3.94m(14'0"x12'11")

UPVC double glazed bay windows to the front elevation, wall mounted gas central heating radiator, x3 ceiling candle style light, power points and light switch, door leading to the kitchen and hallway



KITCHEN: 4.18m x 2.33m (13'9" x 7'8")

Having a Range of Wall mounted and base units with roll top edge work surfaces over, ceiling mounted fluorescent tube light, UPVC double glazed window to the rear elevation, wall mounted gas central heating radiator, wall mounted boiler, and a door leading inner vestibule with doors off to the W.C and rear garden.

W.C

Wall mounted hand wash basin, white low level flush W.C, UPVC double glazed window to the side elevation



**BEDROOM-1: 3.32m x 2.99m
(10'11"x9'11")**

UPVC double glazed windows to the front elevation, wall mounted gas central heating radiator, ceiling light point and ample power points.



BEDROOM-2: 3.59m x 2.73m (11'9" x 8'11")

UPVC double glazed windows to the rear elevation, wall mounted gas central heating radiator, ceiling light point, ample power points and door to a built in storage cupboard



BATHROOM & WC

Bathroom comprising a white bathtub with wall-mounted electric shower over, wall-mounted pedestal hand wash basin, white low level flush W.C, wall-mounted radiator, ceiling light point and obscure UPVC double glazed window to the side elevation.



BEDROOM-3: 2.43m x 2.39m(8'0" x 7'10")

UPVC double glazed window to the rear elevation, wall mounted gas central heating radiator, ceiling light point and ample power points.

GARDEN:

Patio area paved, paved path through the middle of the garden and mainly laid to lawn for the remaining section, boundary wooden fence panels, wood built outbuilding and side access for trades person and putting bins out.



Tenure: We have been informed by the vendor that the property is freehold. (Please note, the details of the tenure should be confirmed by any prospective purchasers solicitor)

Council tax band: Band A

Fixtures and fittings: are included in the purchase price

Viewing: Highly recommended through Midlandwide Estate agents, please call 0121 525 8689 or email info@midlandwide.co.uk

Agent's Notes: The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify they are in good working order. The buyer is advised to obtain verification from their solicitors.

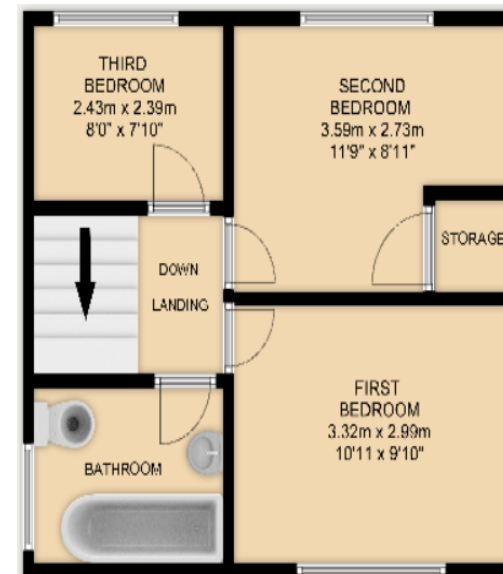
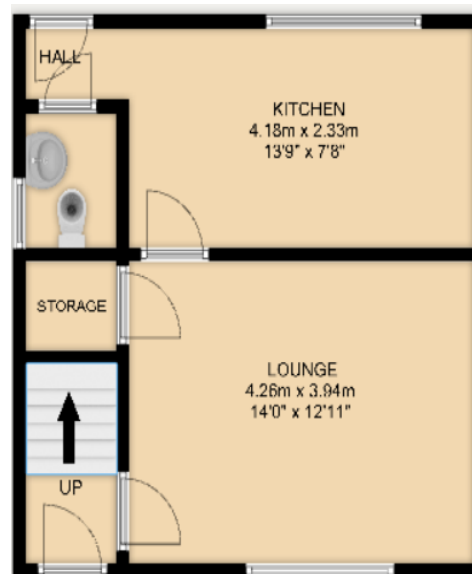
Property Misdescription Act 1991: The agent has not checked the documentation to verify legal status of the property. A buyer must not assume the information is correct, until his/her own solicitor has verified it. The measurements supplied are for the general guidance only, and as such: the condition of the structure is not implied upon the photograph of the property. The sales particulars may change in the course of time, any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



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Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.