Property details **approval form**

6 Kings Hill Close, Wednesbury, West Midlands, WS10 9TD
Date: 11 November 2026 **Property Ref and Version:** PWE104617 - 0004

Selling your home with us!

Paul Dubberley

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Paul Dubberley office: 97 Walsall Street, WEDNESBURY, West Midlands, WS10 9BY
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Price

£260,000

Tenure: Freehold

Key Features

- Energy Rating: D
- Detached two-bedroom bungalow
- Spacious living room
- Bright Orangery
- Fitted kitchen
- Family bathroom
- Well-proportioned bedrooms
- Detached garage
- Ideal single-storey living

Short Description

Situated in a desirable location, a quiet cul de sac, this well-presented two-bedroom detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers seeking comfortable single-storey living.

Long Description

Situated in a desirable location, a quiet cul de sac, this well-presented two-bedroom detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers seeking comfortable single-storey living.

The property boasts a generously sized living room, providing the perfect space for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, whilst the conservatory provides an additional reception area, creating a bright and inviting space to enjoy throughout the year.

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There are two well-proportioned bedrooms, fitted wardrobes in the main bedroom, served by a family bathroom, completing the internal accommodation.

Externally, the property benefits from a detached garage positioned conveniently alongside the bungalow, offering excellent storage, workshop potential, or secure parking.

○ Directions

○ Agents Note

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○ Room Description

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

Entrance Hall
Living Room
14' 9" x 13' 1" (4.50m x 3.99m)
Kitchen
3' 7" x 2' 3" (1.09m x 0.69m)
Bedroom One
4' 2" x 3' (1.27m x 0.91m)
Bedroom Two
2' 7" x 2' 3" (0.79m x 0.69m)
Bathroom
8' 10" x 6' 6" (2.69m x 1.98m)
Conservatory
16' 4" x 10' 6" (4.98m x 3.20m)
Garage
18' 8" x 8' 6" (5.69m x 2.59m)

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○ Property Images

















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○ Property Images





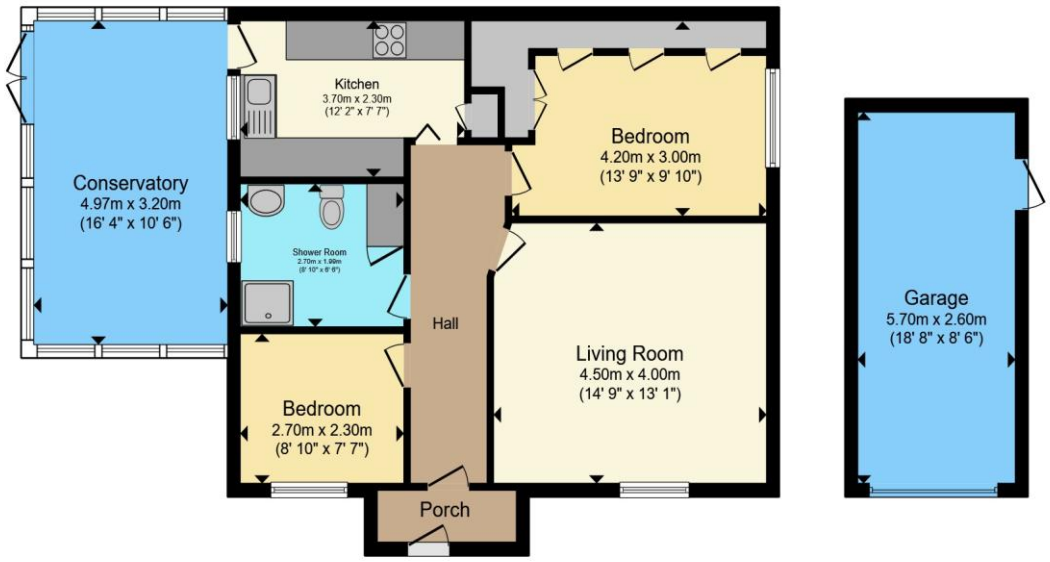


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Floor Plan



Floor Plan **Garage**

Total floor area 95.4 m² (1,026 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

Approval

	Signature	Date
Kiri Parmar		
Mrs V. Gibbons		

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