



**Connells**  
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**FOR SALE**

**Connells**

Hawthorn Road  
Wednesbury



# Hawthorn Road Wednesbury WS10 9NA

for sale offers over  
**£200,000**



## Property Description

A BRILLIANT INVESTMENT OPPORTUNITY, OR BUYERS LOOKING TO COMPLETE A REFURBISHMENT ON THEIR NEW HOME. IN A EXTREMELY DESIRABLE LOCATION.

To the ground floor, boasting of a large entrance hallway, a larger than average lounge which covers the whole length of the property, and a good sized, rear facing kitchen.

To the first floor are three good bedrooms and a family bathroom.

Externally, the property boasts of a driveway to the front and a large rear garden.

Bathroom

Outside  
Front:  
Driveway

Rear:  
Rear garden

Outhouse WC

## Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer

## Property Info

Entrance Hallway

Lounge Irregular Shaped Room 21' 1" max x 13' 11" max (6.43m max x 4.24m)  
'L' Shaped

Breakfast Kitchen 11' 10" x 9' 4" ( 3.61m x 2.84m )

First Floor Landing

Access to boarded loft

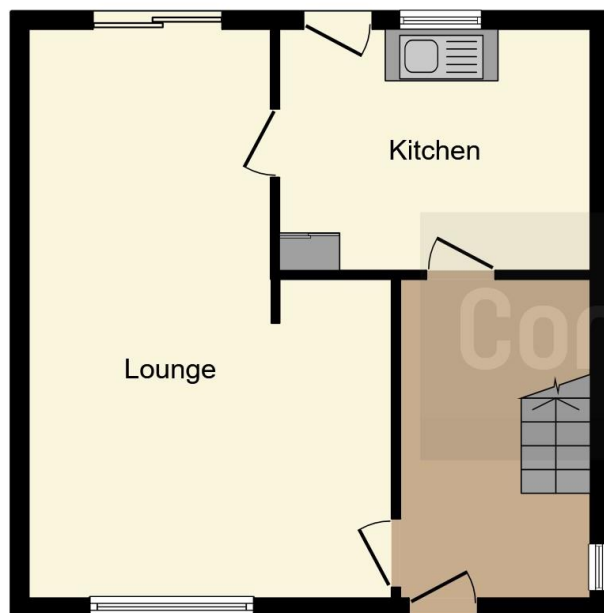
Bedroom One 12' 11" x 9' 9" ( 3.94m x 2.97m )

Bedroom Two 10' 8" x 12' 11" ( 3.25m x 3.94m )

Bedroom Three 7' 8" x 8' 11" ( 2.34m x 2.72m )







**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

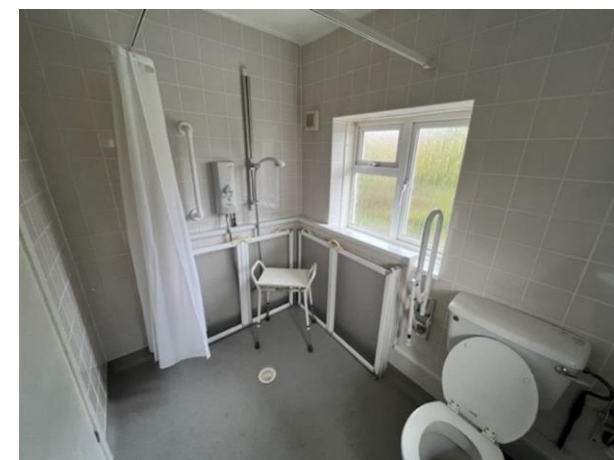
To view this property please contact Connells on

**T 0121 556 2338**  
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22 Springhead  
 WEDNESBURY WS10 9AD

EPC Rating: D Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/WED309510](http://connells.co.uk/Property/WED309510)**



Tenure: Freehold



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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