



**Connells**

Richard Wattis Drive  
WEDNESBURY





### Property Description

Here at Connells Wednesbury we offer free advice on the house buying, selling and lettings process.

Please call 0121 556 2338 to speak with a member of our experienced team!

### Entrance Hallway

Double glazed access door to front, stairs to first floor landing, radiator, store cupboard and doors to:-

### W.C

Double glazed window to front, WC, wash hands basin, radiator and tiled walls.

### Kitchen

11' 8" x 5' 10" ( 3.56m x 1.78m )

Double glazed window to front, a range of wall and base units with work surfaces over, sink drainer, electric oven with gas hob, washing machine point, tumble dryer and electric heater.

### Lounge

17' 9" max x 12' 10" max ( 5.41m max x 3.91m max )

Radiator and double glazed French doors to conservatory.

### Conservatory

9' 2" x 9' 3" ( 2.79m x 2.82m )

Upvc double glazing, double glazed doors to rear garden.

### First Floor Landing

Stairs leading to master bedroom and doors to:-

### Bedroom Two

12' 10" max x 9' 6" max ( 3.91m max x 2.90m max )

Double glazed window to rear, radiator, fitted wardrobes and airing cupboard.

### Bedroom Three

12' 10" x 8' 6" ( 3.91m x 2.59m )

Two double glazed windows to front, radiator and fitted wardrobes.

### Bathroom

WC, wash hand basin, bath with mixer tap and shower head over, extractor fan, heated towel rail, tiled walls and flooring.

### Master Suite

Irregular Shaped Room x ( x )

Double glazed window to front, double glazed velux sky light, fitted wardrobes and door to:-

### En Suite

Double glazed velux sky light, WC, wash hand basin, shower cubicle, extractor fan, radiator, part tiled walls and tiled flooring.

## Outside

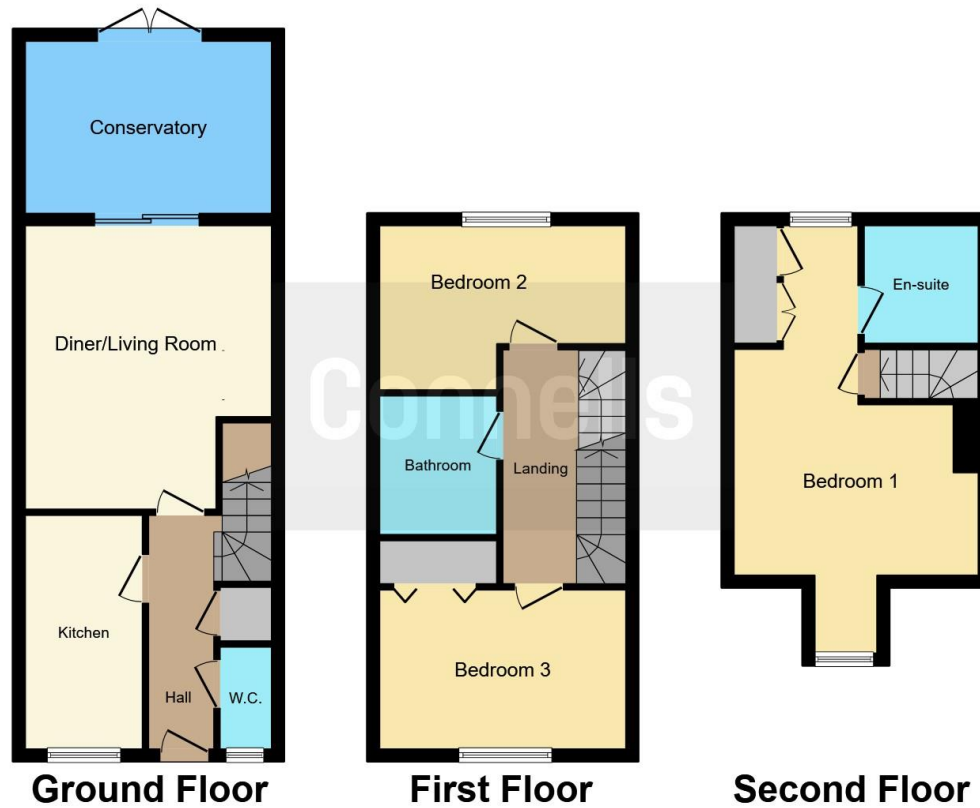
Rear:  
Lawn area, patio, gated rear access leading to garage.

## Garage

Up and over door, power and lighting.







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**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED309713](http://connells.co.uk/Property/WED309713)**

Tenure: Freehold



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