



Connells

Wesson Road
Wednesbury



Property Description

Do you need help selling your property?
Do you need help finding the right mortgage?
Do you have a property to let?

Here at Connells Wednesbury we offer free advice on the house buying, selling and letting process. Contact us on 0121 556 2338 or Wednesbury@connells.co.uk

Entrance Hallway

Double glazed access door to front, laminate flooring, radiator, stairs to first floor landing and door to:-

Lounge

13' x 11' 9" (3.96m x 3.58m)
Double glazed window, radiator, wall light points, feature fireplace and door to:-

Kitchen Diner

18' x 9' 1" (5.49m x 2.77m)
Two double glazed windows, double glazed door to rear, fitted with a range of base units with work surfaces overt, sink drainer, radiator, laminate flooring, integrated electric oven and gas hob.

First Floor Landing

Access to boarded loft with lighting, via pull down ladder.
Radiator, storage cupboard and doors to:-

Bedroom One

12' 7" x 8' 9" (3.84m x 2.67m)
Double glazed window, radiator and airing cupboard housing water tank.

Bedroom Two

9' 8" x 9' 7" (2.95m x 2.92m)
Double glazed window and radiator.

Bedroom Three

8' 8" x 8' 11" (2.64m x 2.72m)
Double glazed window and radiator.

Bathroom

Bath, radiator, WC, wash hand basin, laminate flooring and double glazed window.

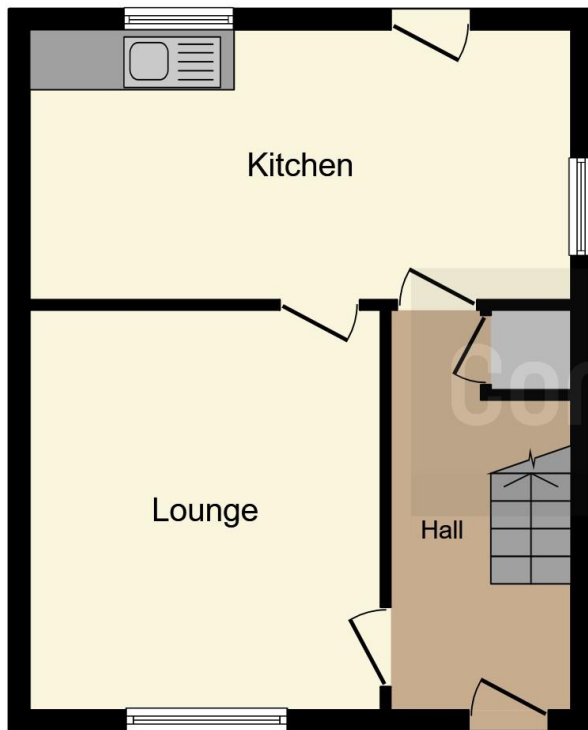
Outside

Front:
Driveway, lawn area and gated side access to rear.

Rear:
Ample rear garden having block paved patio area, and lawn.

Detached outbuilding
23' 09" 11'
Partially built with double glazed windows, ready for doors to be installed.





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

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EPC Rating: D

view this property online connells.co.uk/Property/WED309927



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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