



**Connells**

Mill Street  
Darlaston Wednesbury



### Property Description

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### Lounge

12' x 12' 4" ( 3.66m x 3.76m )  
Double glazed window, radiator and feature fireplace.

### Inner Hall

Stairs to first floor landing and further access to:-

### Dining Room

11' 11" x 12' 4" ( 3.63m x 3.76m )  
Single glazed patio door, radiator and fireplace.

### Kitchen

14' 2" x 15' 9" ( 4.32m x 4.80m )  
Double glazed skylight, double glazed patio doors, fitted with a range of wall and base units with work surfaces over, sink drainer, gas oven and hob, spotlights, radiator, feature fireplace, tiled flooring and plumbing for white goods.

### Ground Floor Bathroom

Two Double glazed windows, bath, wash hand basin, WC, radiator, spotlights, tiled walls and flooring.

### Separate W.C

WC

### First Floor Landing

Radiator and doors to:-

### Bedroom One

12' 1" x 11' 7" ( 3.68m x 3.53m )  
Double glazed window, radiator and fitted wardrobes.

### Bedroom Two

12' 3" x 8' 1" ( 3.73m x 2.46m )  
Double glazed window, storage cupboard and radiator.

### Bedroom Three

7' x 12' 5" ( 2.13m x 3.78m )  
Double glazed window to rear, radiator and storage cupboard.

### Outside

Rear:  
Lawn, patio area, storage shed.

### Agents Notes





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)**

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**EPC Rating: E**

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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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