



Connells

Manor House 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, double glazed window to side, radiator, laminate flooring, stairs to first floor landing, under stairs storage cupboard, doors to:-

Lounge

19' x 11' (5.79m x 3.35m)
Double glazed windows to front and rear, two radiators, laminate flooring and gas fire.

Kitchen

10' 6" x 12' 1" (3.20m x 3.68m)
Double glazed windows to side and rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, electric oven and hob, plumbing for washing machine and dishwasher, laminate flooring, gas fire, central heating boiler and double glazed door to rear garden.

First Floor Landing

Double glazed window to front, storage cupboard, radiator and doors to:-

Bedroom One

Double glazed window to rear, radiator and storage cupboard.

Bedroom Two

Double glazed window to rear, radiator, storage cupboard and loft hatch.

Bedroom Three

Double glazed window to front and radiator.

Shower Room

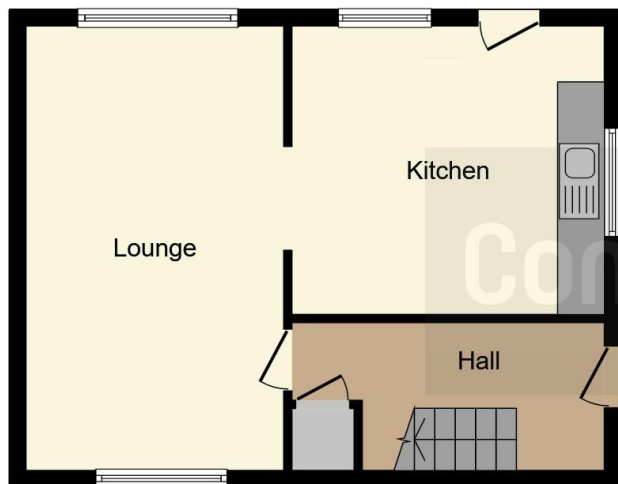
Double glazed window to front, WC, wash hand basin, shower cubicle, extractor fan, heated towel rail, wall tiling, storage cupboard and laminate flooring.

Outside

Front:
Paved driveway with dropped curb.

Rear:
Large landscaped rear garden, lawn, planted borders. Access to outbuilding and WC.

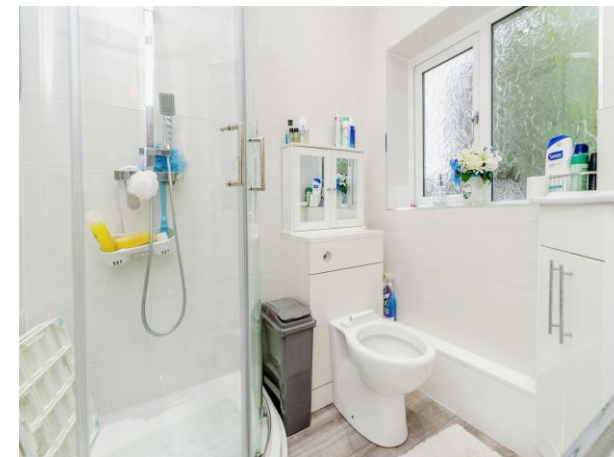




Ground Floor



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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WEDNESBURY WS10 9AD

EPC Rating: Awaited

view this property online connells.co.uk/Property/WED310217

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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