



**Connells**

Monway Buildings Holyhead Road  
Wednesbury



### Property Description

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### Entrance Hall

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

### Lounge

15' 5" x 12' 5" ( 4.70m x 3.78m )  
Double glazed bay window to front, radiator, electric fire, laminate flooring and door to kitchen.

### Kitchen

9' 5" x 12' 5" ( 2.87m x 3.78m )  
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, gas oven and hob, radiator, storage cupboard, pantry and access to ground floor bathroom.

### Downstairs Shower Room

Double glazed window to rear, WC, wash hand basin, extractor fan, bath, radiator, wall and floor tiling.

### First Floor Landing

Double glazed window to rear, storage cupboard, carpet and doors to:-

### Bedroom One

12' 8" x 11' 9" ( 3.86m x 3.58m )  
Double glazed window to rear, radiator and carpet.

### Bedroom Two

13' 5" x 8' 9" ( 4.09m x 2.67m )  
Double glazed window to front, radiator and carpet.

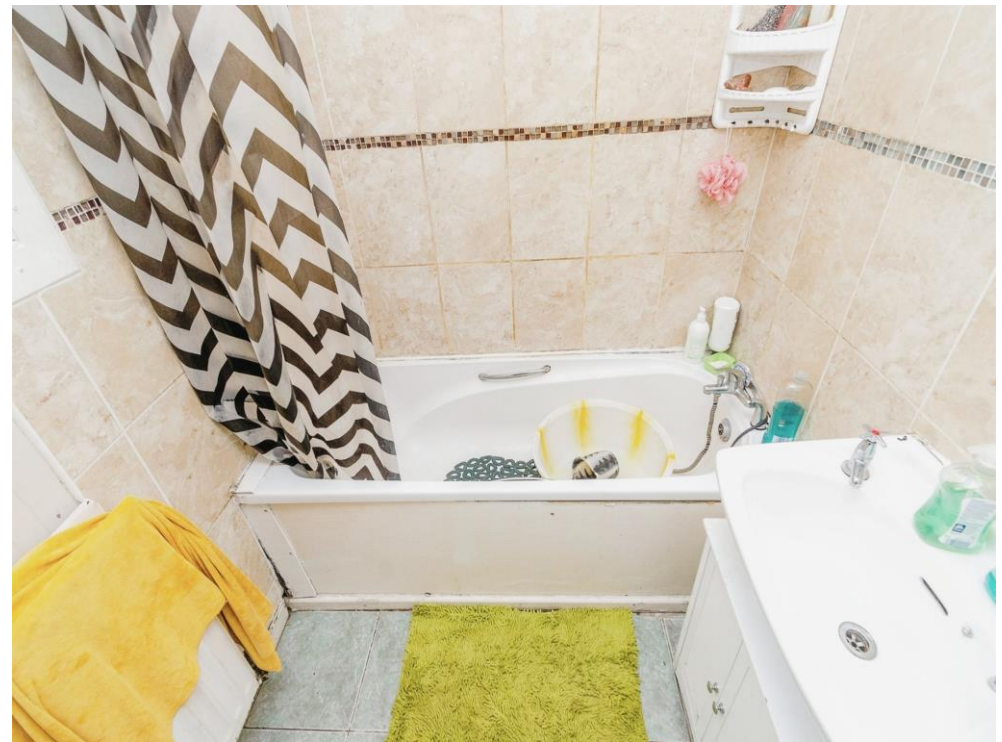
### Bedroom Three

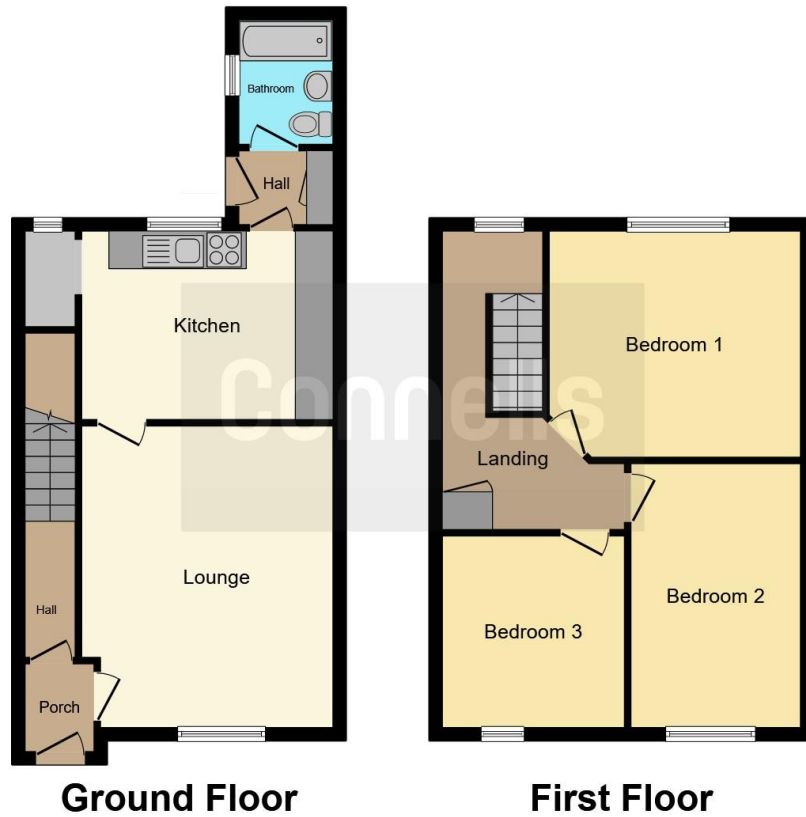
6' 5" x 11' 1" ( 1.96m x 3.38m )  
Double glazed window to front, radiator and carpet.

### Outside

Front:  
Block paved driveway.

Rear:  
A well maintained garden with patio and lawn.





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: D**

**view this property online [connells.co.uk/Property/WED310173](http://connells.co.uk/Property/WED310173)**

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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