



Connells

Vicarage 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, Doors to reception room, WC and lounge.

Reception Room

9' 8" x 11' 1" (2.95m x 3.38m)
Double glazed window to front, and radiator.
Potential use for a further bedroom.

W.C

WC, wash hand basin, tiled flooring and part tiled walls.

Lounge

13' 1" x 13' 7" (3.99m x 4.14m)
Double glazed window to rear, radiator, ceiling spotlight and door to:-

Kitchen

5' 9" x 13' 1" (1.75m x 3.99m)
Double glazed window to side, fitted with a range of wall and base units with work surfaces over, sink drainer, tiled splash back, electric oven and gas hob with cooker hood over, plumbing for washing machine, ceiling spotlights, double glazed door to side leading to rear garden and further door to:-

Shower Room

Double glazed window to side, radiator, wash hand basin, WC, double shower cubicle, wall and floor tiling.

First Floor Landing

Doors to:-

Bedroom One

9' 8" x 10' 8" (2.95m x 3.25m)
Double glazed window to rear, radiator, fitted wardrobes and door to:-

En Suite

Double glazed window to rear, WC, vanity wash hand basin, shower cubicle, part wall tiling and tiled flooring.

Bedroom Two

13' 7" x 11' 1" (4.14m x 3.38m)
Double glazed window to front, radiator and storage cupboard.

Outside

Front:
Steps leading to front door.

Rear:
Tiered garden with side access.





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/WED310301

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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