



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 to front, stairs to first floor landing, under stairs storage cupboard, radiator, doors to ground floor bedroom, kitchen, lounge, bathroom and garage.

Bedroom One

10' 3" max x 15' 2" (3.12m max x 4.62m)
Double glazed window to front, radiator, ceiling spotlights and door to en suite.

En Suite

Double glazed window to side, WC, vanity wash hand basin, extractor fan, shower cubicle, part tiled walls, ceiling spotlights, radiator and tiled flooring.

Kitchen

12' 4" max x 11' 1" (3.76m max x 3.38m)
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, double electric oven, gas hob point, radiator, dishwasher, wine fridge, fridge freezer, ceiling spotlights and door to utility room.

Utility

6' 1" x 8' 5" (1.85m x 2.57m)
Double glazed window to side, fitted with wall and base units with work surfaces over, sink drainer, plumbing for appliances, radiator, ceiling spotlights, tiled flooring and door to side leading to rear garden.

Lounge

11' 5" x 15' 8" (3.48m x 4.78m)
Double glazed, double doors to rear garden and radiator.

Ground Floor Bathroom

Double glazed window to side, WC, vanity wash hand basin, extractor fan, corner bath, shower cubicle, ceiling spotlights, radiator, part tiled walls and tiled flooring.

First Floor Landing

Loft access point, airing cupboard and doors to bedrooms two and three.

Bedroom Two

Irregular Shaped Room 12' 3" max x 11' 7" (3.73m max x 3.53m)
Two double glazed Velux windows to front, radiator, ceiling spotlights and door to en suite.

En Suite

Double glazed velux window to rear, WC, vanity wash hand basin, radiator, corner bath, splash back tiling, ceiling spotlights and tiled flooring.

Bedroom Three

8' 7" max x 12' 3" max (2.62m max x 3.73m max)

Double glazed window to front, radiator and ceiling spotlights.

Garage

8' 6" x 15' 6" (2.59m x 4.72m)

Electric roller door, power and lighting.

Outside

Front:

Brick paved driveway.

Rear:

Block paved patio steps to gravel garden.





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

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: C

view this property online connells.co.uk/Property/WED309575



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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