



Connells

Walton 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, radiator, tiled flooring and door to:-

Lounge

11' 1" x 10' 8" (3.38m x 3.25m)
Double glazed bay window to front, radiator, gas fire and door leading to:-

Kitchen

14' 1" x 7' 5" (4.29m x 2.26m)
Double glazed windows to rear, fitted with a range of wall and base units with work surfaces over, sink drainer, tiled splash back, electric oven, gas hob, plumbing for washing machine and dishwasher, tiled flooring and double glazed doors to conservatory.

Conservatory

14' 1" x 8' 5" (4.29m x 2.57m)
Upvc double glazing, double glazed door to rear garden and tiled floors.

First Floor Landing

Double glazed window to side and doors to:-

Bedroom One

11' 1" x 10' 1" (3.38m x 3.07m)
Double glazed window to front, radiator and built in wardrobes.

Bedroom Two

7' 8" x 10' 1" (2.34m x 3.07m)
Double glazed window to rear, radiator and storage cupboard.

Shower Room

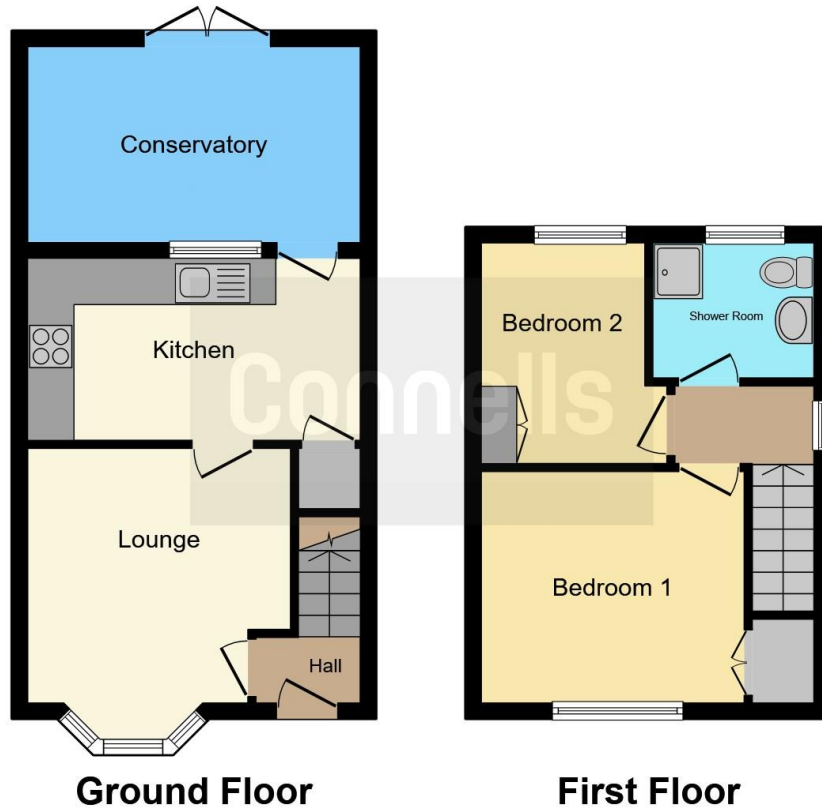
Double glazed window to rear, WC, wash hand basin, extractor fan, shower cubicle, radiator, wall and floor tiling.

Outside

Front:
Block paved driveway.

Rear:
Block paved patio, lawn, path to storage shed to rear and side access to front.





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: C

view this property online connells.co.uk/Property/WED310324

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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