



Connells

Centenary Lane
WEDNESBURY



Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this beautifully presented Semi Detached property in Wednesbury..

To the ground floor briefly comprises of an entrance hallway, a highly desired downstairs guest WC, a fully fitted kitchen complete, and a spacious lounge and dining area complete with patio doors opening out to the rear garden creating an extension to the outside whilst offering ample light to a perfectly spacious room.

To the first floor having a shared family bathroom and three bedrooms with the master benefiting from having an en-suite shower room.

Externally to the rear having a beautiful garden complete with paved seating areas, laid to lawn and side access to the front. To the front having a driveway for off road parking.

Entrance Hallway

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

Kitchen

12' 1" x 7' 11" (3.68m x 2.41m)
Double glazed window to front, fitted with a range of wall and base units with work surfaces over, sink drainer, electric oven, gas hob, plumbing for washing machine and dishwasher, integrated fridge freezer and breakfast bar.

Ground Floor W.C

WC, wash hand basin, extractor fan, splash back tiling and radiator.

Living Room

14' 5" x 11' 6" (4.39m x 3.51m)
Double glazed doors to rear garden, radiator and storage cupboard.

First Floor Landing

Loft access point, storage cupboard and doors to:-

Bedroom One

11' 10" x 8' 6" (3.61m x 2.59m)
Double glazed window to rear, radiator and door to:-

En Suite

WC, wash hand basin, extractor fan, shower cubicle, splash back tiling and radiator.

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)
Double glazed window to front and radiator.

Bedroom Three

8' 11" x 6' 2" (2.72m x 1.88m)
Double glazed window to rear and radiator.

Bathroom

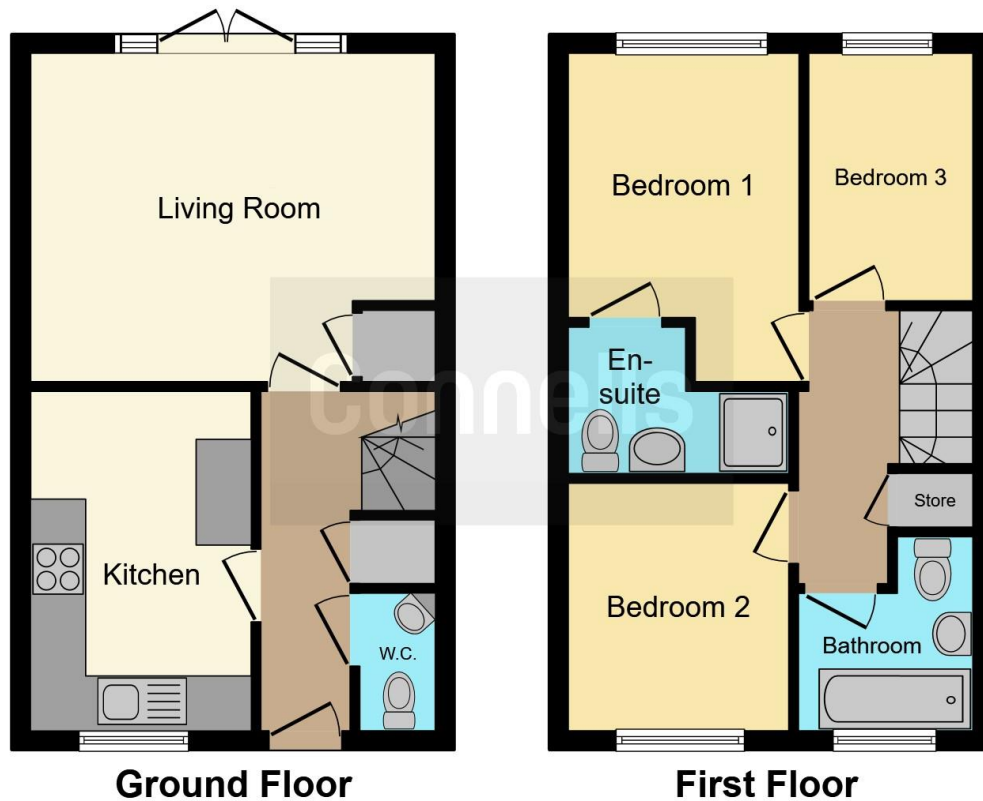
Double glazed window to front, WC, wash hand basin, extractor fan, bath with shower over, radiator and splash back tiling.

Outside

Front:
Driveway, pathway to door.

Rear:
Paved patio area 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

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EPC Rating: B

view this property online connells.co.uk/Property/WED310312

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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Property Ref: WED310312 - 0005