



**Connells**

Willingsworth Road  
Wednesbury



### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this TRADITIONAL SEMI-DETACHED property located in Wednesbury.

To the Ground Floor the property briefly comprises of a an entrance hallway, a spacious lounge and open plan kitchen diner to the rear. To the First Floor having THREE BEDROOMS and a family bathroom

Externally benefiting from having low maintenance front & rears with a fully paved frontage.

### Entrance Hallway

Double glazed access door to front, stairs to the first floor landing, radiator, under stairs storage cupboard and doors to lounge and kitchen diner.

### Lounge

11' 1" x 14' 3" ( 3.38m x 4.34m )  
Double glazed bay window to front, radiator and gas fire.

### Kitchen Diner

19' 6" x 14' 4" ( 5.94m x 4.37m )  
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven, gas hob, radiator and single glazed door to rear garden.

### First Floor Landing

Double glazed window to side, loft access point, radiator and doors to:-

### Bedroom One

11' 1" x 10' 8" ( 3.38m x 3.25m )  
Double glazed bay window to front, radiator and fitted wardrobes.

### Bedroom Two

11' 1" x 11' 1" ( 3.38m x 3.38m )  
double glazed window to rear and radiator.

### Bedroom Three

8' 2" x 7' 2" ( 2.49m x 2.18m )  
Double glazed window to front and radiator.

### Shower Room

Double glazed window to rear, WC, wash hand basin and shower cubicle.

### Outside

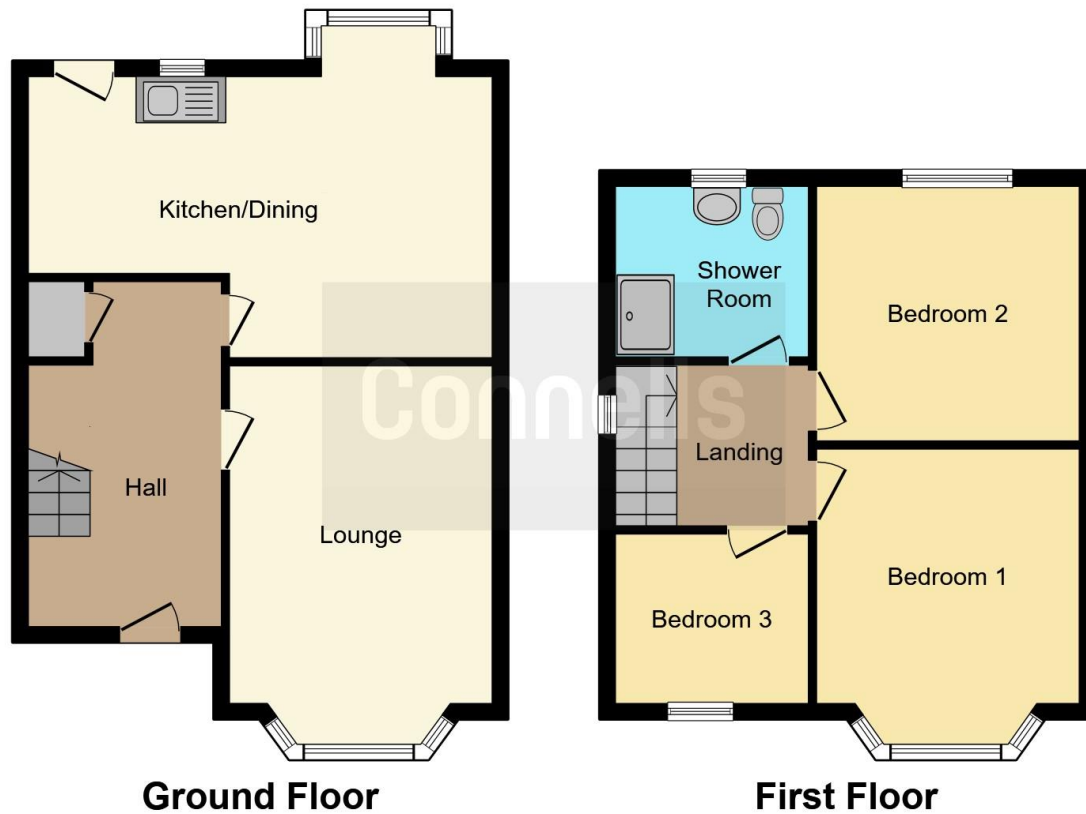
Front:Having a blocked paved front.

Rear:Having a patio, lawn and side access to the front.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





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: D**

**view this property online [connells.co.uk/Property/WED310298](http://connells.co.uk/Property/WED310298)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WED310298 - 0004