



Connells

Mcdougall Road
Wednesbury



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this SEMI-DETACHED property located in a popular area of Wednesbury.

To the Ground Floor the property briefly comprises of a an entrance hallway, a downstairs bathroom, a spacious through lounge, modern kitchen and conservatory.

To the First Floor having THREE GOOD SIZED BEDROOMS.

Externally benefiting from having large front & rears with a part paved part lawn driveway suitable for multiple vehicles and an enclosed rear garden complete with lawn & borders containing mature shrubs and bushes.

This property is perfectly located in Wednesbury, close to transport links, shops & schools.

Entrance Porch

Window to front, entrance door to side and further door leading into hallway.

Entrance Hallway

Double glazed window to side, stairs to first floor landing, under stairs storage cupboard, radiator, doors to lounge kitchen and bathroom.

Ground Floor Bathroom

Double glazed windows to front and side, vanity wash hand basin, WC, roll top bath, radiator, part tiled walls and tiled flooring.

Kitchen

13' 11" x 6' 8" (4.24m x 2.03m)
Double glazed windows to side and rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, plumbing for washing machine, space

for appliances, radiator and double glazed door giving access to rear garden.

Lounge

10' 8" x 18' 7" (3.25m x 5.66m)
Double glazed window to front, radiator and sliding doors leading to conservatory.

Conservatory

9' 2" x 6' 2" (2.79m x 1.88m)
Four double glazed windows to rear, double doors leading to rear garden, radiator with roofing.

First Floor Landing

Loft access point and doors to bedrooms.

Bedroom One

8' 2" x 18' 3" (2.49m x 5.56m)
Double glazed windows to front and rear, radiator and built in storage.

Bedroom Two

14' 1" x 9' 1" (4.29m x 2.77m)
Double glazed window to front, radiator and built in storage.

Bedroom Three

14' 1" max x 7' 2" max (4.29m max x 2.18m max)
Double glazed window to rear and radiator.

Outside

Front:

Block paved driveway, lawn and double gated access to garden.

Rear:

Block paved patio, lawn and side access.





To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WED310375

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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Property Ref: WED310375 - 0008