



Connells

Hales Road
Wednesbury



Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this generous sized, three bedroom semi detached property in an extremely popular area of Wednesbury.

This property briefly comprises of a hallway, an attractive large lounge, large kitchen and utility. The first floor comprising of three generous bedrooms and family bathroom. Externally benefiting from a driveway for ample parking and generous garden to the rear.

Located in a desirable area of Wednesbury close to local schools, shops, amenities, public transport links and easy access to motorway networks.

Entrance Hallway

Double glazed window to front, under stairs storage cupboard, stairs to first floor landing and door to living room.

Living Room

14' 6" max x 12' 7" max (4.42m max x 3.84m max)
Double glazed window to front, radiator, doors to W/C and utility area.

Ground Floor W.C

Double glazed window to rear, WC, vanity wash hand basin, floor and wall tiling.

Utility

6' 1" x 3' 5" (1.85m x 1.04m)
Double glazed window to rear, double glazed door to rear garden, wall units, work surfaces, plumbing for washing machine, space for appliances, tiled flooring and access to kitchen.

Kitchen

7' 3" x 9' 8" (2.21m x 2.95m)
Double glazed window to rear, a range of high gloss wall and base units, one and a half bowl sink and drainer, space for a range cooker with cooker hood.

First Floor Landing

Loft access point, doors to bedrooms and bathroom.

Bedroom One

Irregular Shaped Room 11' 9" max x 10' 7" max (3.58m max x 3.23m)
Double glazed window to rear and radiator.

Bedroom Two

12' x 8' 9" (3.66m x 2.67m)
Two double glazed windows to front, radiator and storage cupboard.

Bedroom Three

8' 4" max x 10' max (2.54m max x 3.05m max)
Double glazed window to rear and radiator.

Bathroom

double glazed window to front, vanity wash hand basin, WC, bath with shower over, heated towel rail, wall and floor tiling.

Outside

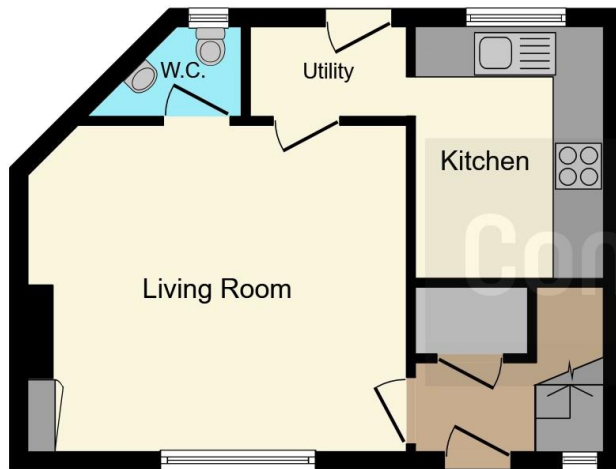
Front:
Brick paved driveway and side access to garage.

Rear:
Paved patio, steps to lawn, space for sheds and side access point.

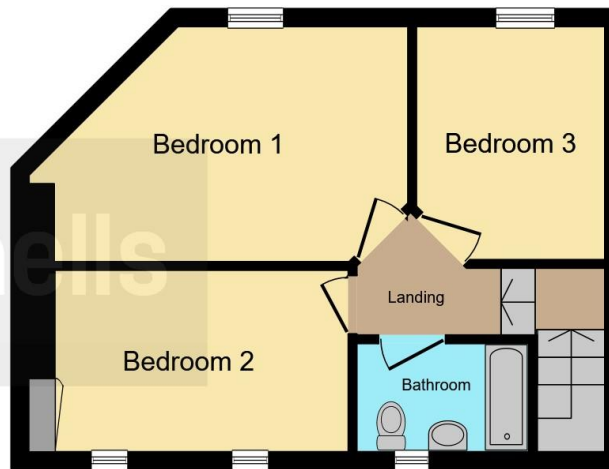
Garage

Double opening doors.





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

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EPC Rating: D

view this property online connells.co.uk/Property/WED310158

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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