



**Connells**

Holden Road  
WEDNESBURY



### Property Description

Great investment opportunity or buyers looking to complete a refurbishment on their new home! Call the office for more information on 0121 556 2338.

### Ground Floor

#### Hallway

Having an entrance door to the side, doors from the hallway leading to the lounge and reception room.

#### Reception Room

13' 1" x 11' 8" ( 3.99m x 3.56m )  
Window to the front

#### Lounge

13' 1" x 12' 1" ( 3.99m x 3.68m )  
Having a window to the rear and door to the rear lobby.

#### Rear Lobby

Having an entrance door to the side, doors leading to the lounge and kitchen.

#### Kitchen

6' 4" x 9' 8" ( 1.93m x 2.95m )  
Having a window to the side, door leading to the utility.

#### Utility

6' 4" x 3' 3" ( 1.93m x 0.99m )  
Having a window to the side and door leading to the bathroom.

#### Bathroom

Having a window to the side

#### First Floor

#### Landing

Having a window to the side and doors leading to the bedrooms and WC.

#### Bedroom One

13' 1" x 11' 8" ( 3.99m x 3.56m )  
Having a window to the front

#### Bedroom Two

13' 1" x 12' 1" ( 3.99m x 3.68m )  
Having windows to the front and side.

#### Bedroom Three

13' 1" x 6' 4" ( 3.99m x 1.93m )  
Having windows to the side.

#### Wc

Having window to the side, WC and wash hand basin.

#### Externally

Having parking to the side and access to the rear garden,

#### Detached Garage

Having a detached garage with up and over door to the front





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

**EPC Rating: G**

**view this property online [connells.co.uk/Property/WED310385](http://connells.co.uk/Property/WED310385)**



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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