



Connells

Bilston Road
Wednesbury



Property Description

Connells Wednesbury are pleased to present for this semi detached property in Wednesbury, offered with no upward chain.

To the ground floor the property briefly comprises of an entrance hallway taking you through to the lounge & kitchen and having stairs taking you to the first floor.

To the first floor are three good sized bedrooms and a family bathroom.

Externally benefitted from having ample off road parking and a low maintenance paved rear garden leading to the brick built storage outbuilding which has been split in to three parts.

The property sits in a great location providing easy access to local schools, transport links and other amenities.

Entrance Hallway

Double glazed window and entrance door to front, radiator, stairs to first floor landing, storage cupboard, doors to kitchen and living room.

Living Room

17' 9" x 11' 3" (5.41m x 3.43m)
Double glazed window to front, radiator and double glazed French doors to the rear garden.

Kitchen

17' 9" x 12' 9" (5.41m x 3.89m)
Double glazed window to side, fitted with a range of wall and base units with work surfaces over, breakfast bar, sink drainer, splash back tiling, plumbing for washing machine, space for appliances, space for double oven, radiator and a double glazed door leading to the rear garden.

First Floor Landing

Loft access point, doors to bedrooms and stairs to shower room.

Bedroom One

10' 3" x 8' 11" (3.12m x 2.72m)
Double glazed window to front and radiator.

Bedroom Two

11' 10" x 8' 7" (3.61m x 2.62m)
Double glazed window to rear and radiator.

Bedroom Three

12' 5" max x 8' 9" max (3.78m max x 2.67m max)
Double glazed window to rear and radiator.

Shower Room

Double glazed window to front, full floor and wall tiling, shower cubicle, wash hand basin, WC and radiator.

Outside

Front:
Brick paved driveway and side access to rear garden.

Rear:
Low maintenance brick paved garden leading to the brick built storage outbuilding, split into three parts.

Extra Features

(ADVISED TO US BY OWNER) CCTV to front and rear of the property & velux window in the loft.





To view this property please contact Connells on

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EPC Rating: Awaited

view this property online [connells.co.uk/Property/WED310638](https://www.connells.co.uk/Property/WED310638)

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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