

Connells

Lansbury Avenue Wednesbury







Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom semi detached property in Darlaston.

To the ground floor the property briefly comprises of an entrance hallway giving access to the shower room, separate WC, lounge and stairs to the first floor. From the lounge is access to the kitchen which has a double glazed door taking you out to the rear garden.

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

Externally the property benefits from having a graveled frontage (potential to be converted to a driveway STPP), and to the rear having a private rear garden.

Entrance Halway

Double glazed entrance door to side, stairs to first floor, doors to: lounge, kitchen, shower room and ground floor WC.

W.C

Double glazed window to front and WC.

Shower Room

Double glazed window to front, shower cubicle, wash hand basin, WC, splash back tiling and radiator.

Lounge

10' 8" x 16' 7" (3.25m x 5.05m)

Double glazed windows to front and rear and two radiators.

Kitchen

10' 4" x 7' 2" (3.15m x 2.18m)

Double glazed window to 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, under stairs storage and double glazed door to rear garden.

First Floor Landing

Doors to bedrooms and WC.

Bedroom One

8' 8" x 15' 8" (2.64m x 4.78m) Double glazed windows to front and rear, and a radiator.

Bedroom Two

12' 4" \times 7' 2" (3.76m \times 2.18m) Double glazed window to rear and radiator.

Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m) Double glazed window to front and radiator.

Upstairs W.C

Wash hand basin and WC.

Outside

Front:

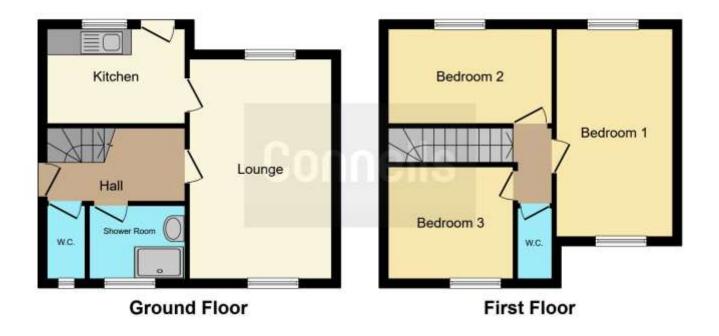
Graveled frontage with pathway to front door.

Rear:

Graveled garden with side access.







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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/WED310709

EPC Rating: Awaited





Awaiting Photograph

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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