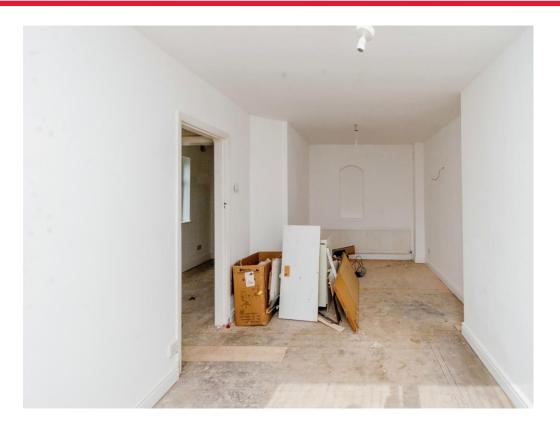


Connells

Darby Road Wednesbury

# Darby Road Wednesbury WS10 0PW







## **Property Description**

Connells Estate Agents are pleased to market for sale this three bedroom semi detached property on a popular road in Wednesbury.

In brief, the property comprises of an entrance hallway with stairs to the first floor and doors to the lounge & kitchen diner. From the kitchen is the downstairs bathroom and an external door leading to the rear garden. To the first floor are three good sized bedrooms.

Externally the property benefits from having off road parking and a private rear garden.

### Hallway

Having a double glazed front entrance door giving access to the first floor, lounge and kitchen diner.

Lounge

20' 10" Max x 10' 5" Max ( 6.35m Max x 3.17m Max )

Having a double glazed window to the front, ceiling light point and a radiator.

## Kitchen/Diner

Being separate by an arch in the middle of the room, and in need of refurbishment. Having two windows, one to the side and one to the front aspect. A double glazed door to the side leading to the rear garden, light point, plumbing and electrics. Also having a door leading to the downstairs bathroom.

## Kitchen Area

9' Max x 9' 11" Max ( 2.74m Max x 3.02m Max )

**Dining Area** 

8' 11" Max x 7' 5" ( 2.72m Max x 2.26m )

## **Bathroom**

Having a window to the rear aspect, bath rub, wash hand basin, WC, ceiling light point a radiator.

## **Bedroom One**

9' 3" Max x 13' 4" Max ( 2.82m Max x 4.06m Max )

Having a double glazed window to the front aspect, ceiling light point, storage cupboard and a radiator.

## **Bedroom Two**

11' 9" Max x 10' 4" Max ( 3.58m Max x 3.15m Max )

Having a double glazed window to the rear aspect, ceiling light point and a radiator.

#### **Bedroom Three**

9' x 6' (2.74m x 1.83m)

Having a double glazed window to the rear aspect, ceiling light point and a radiator.









To view this property please contact Connells on

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22 Springhead WEDNESBURY WS10 9AD

**EPC** Rating: D

view this property online connells.co.uk/Property/WED310444

Tenure: Freehold





<sup>1.</sup> 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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