



Connells

Arundel Avenue
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are pleased to bring to the market this three bedroom semi detached property on a popular road in Wednesbury, offered with no upward chain and in a 'ready to move in' condition.

To the ground floor the property briefly comprises of an entrance porch taking you through to the entrance hallway, from here is access to the through lounge with patio doors leading to the rear garden, the kitchen with door the side of the property and the stairs leading to the first floor.

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

Externally the property benefits from having a driveway providing off road parking to the front, and large turfed garden to the rear and a garage to the side of the property.

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

Entrance Porch

Double glazed front door, tiled flooring and double glazed door into:-

Hallway

Radiator, stairs to first floor landing and doors to lounge and kitchen.

Open Plan Through Lounge

11' 5" max x 23' 7" (3.48m max x 7.19m)
Double glazed window to front, two radiators and double glazed patio doors to rear garden.

Kitchen

7' 5" max x 10' 1" max (2.26m max x 3.07m max)

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven and hob with cooker hood over, plumbing for washing machine, space for appliances, under stairs storage cupboard, tiled floor and double glazed door to side leading to rear garden.

First Floor Landing

Double glazed window to side, loft access point, doors to bedrooms and bathroom.

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)
Double glazed window to front and radiator.

Bedroom Two

10' 4" x 11' 9" (3.15m x 3.58m)
Double glazed window to rear and radiator.

Bedroom Three

6' 1" max x 7' 7" max (1.85m max x 2.31m max)
Double glazed window to front and radiator.

Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, WC, heated towel rail full wall tiling.

Outside

Front:
Driveway and lawn.

Rear:
Block paved patio, lawn and door to garage.

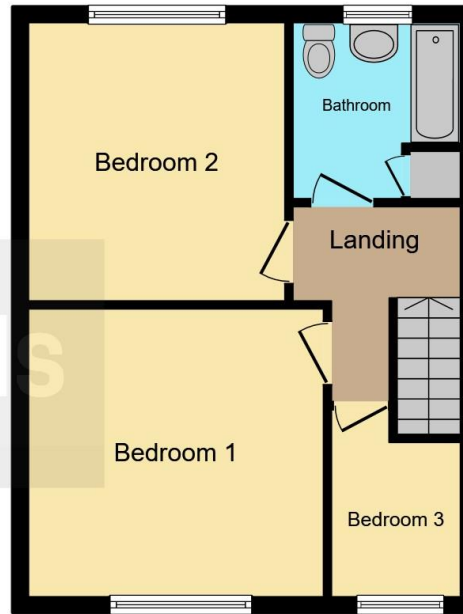
Garage

7' 5" x 13' 6" (2.26m x 4.11m)
Power, lighting and double opening doors.





Ground Floor



First Floor



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

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: Awaited

view this property online connells.co.uk/Property/WED310703

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED310703 - 0004