



Connells

Backstone Lane
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are pleased to bring to the market this beautifully presented three bedroom three storey home on a popular development, offered with no upward chain.

To the ground floor the property briefly comprises of an entrance hallway giving access to the much desired downstairs WC, the kitchen and the first floor. The kitchen, being open plan to the lounge has ample storage, plumbing for utilities and built in appliances. The spacious lounge has double glazed velux windows and patio doors leading out to the rear garden.

To the first floor are two bedrooms and a modern family bathroom. Then on to the second floor is the spacious master suite with ensuite shower room.

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

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, carpeted flooring and doors leading to the WC and kitchen. Stairs from the hallway lead to the first floor.

Wc

Having a double glazed window to the front aspect, vinyl flooring, radiator, WC and a wash hand basin.

Kitchen

Being a modern fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the front aspect, vinyl flooring, double electric oven, gas hob with cooker hood over, dishwasher, washing machine, space for a fridge/freezer, radiator and a stainless steel sink/drainer.

Lounge

Having two double glazed velux windows, understairs storage cupboard, double glazed patio doors to the rear garden, vinyl flooring and a radiator.

First Floor

Landing

Having a double glazed window to the front aspect, carpeted flooring, radiator, doors to bedrooms 2, 3 and the bathroom and stairs to the second floor.

Bedroom 2

Having a double glazed window to the rear aspect, carpeted flooring and a radiator.

Bedroom 3

Having a double glazed window to the front aspect, carpeted flooring and a radiator.

Bathroom

Having a double glazed window to the side aspect, bath, wash hand basin, WC, towel radiator, tiled splashbacks and vinyl flooring.

Second Floor

Bedroom 1

Having a velux window to the front aspect, carpeted flooring, radiator and door leading to the ensuite.

Ensuite

Having a double glazed velux window to the rear aspect, vinyl flooring, part tiled walls, WC, wash hand basin with vanity and a shower cubicle.

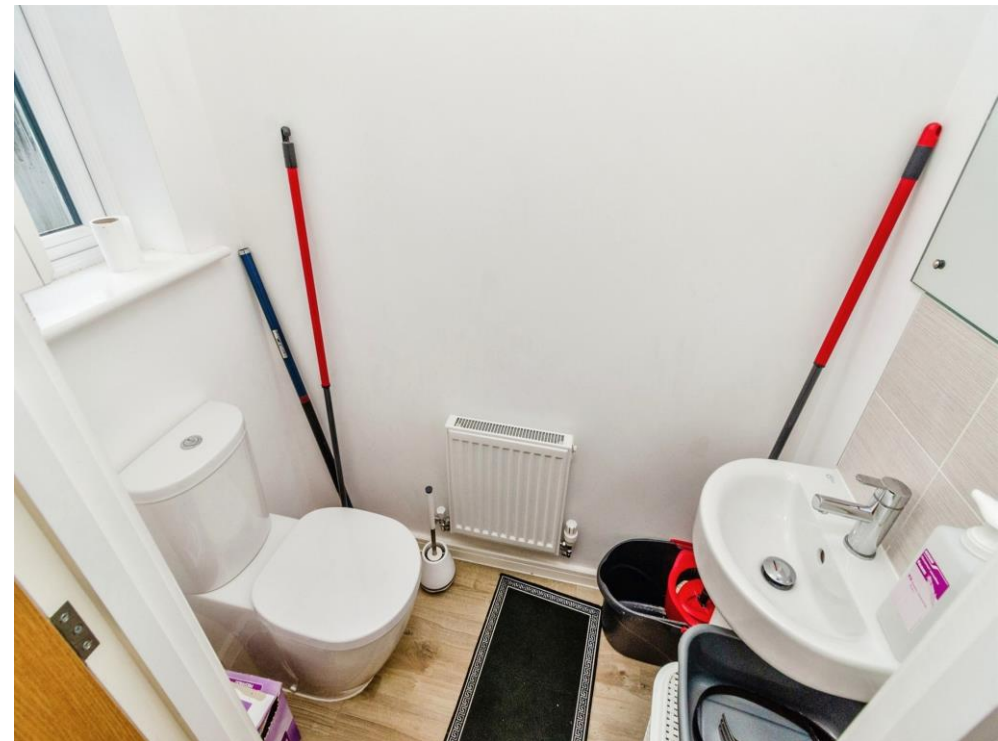
Outside

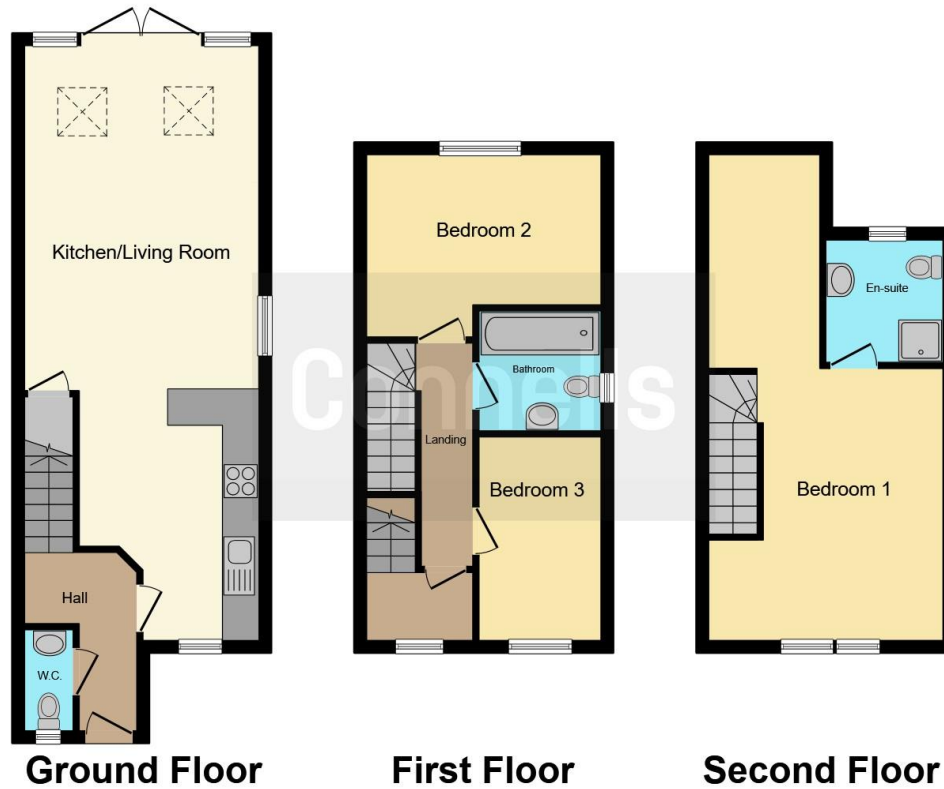
Front

Having path to the front door and tarmac driveway to the side.

Rear

Having a block paved patio, lawn and side access to the front of the property.





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: B

view this property online connells.co.uk/Property/WED310855



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: WED310855 - 0004