



Connells

Collins Road
Wednesbury



Property Description

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

To the ground floor the property briefly comprises of an entrance hallway giving access to two reception rooms and having stairs leading to the first floor. From the dining room is the fully fitted kitchen with space for appliances, from here is the utility room with plumbing for appliance and access to the garden and much desired downstairs WC.

To the first floor the property boasts three good sized bedrooms and a family shower room.

Externally the property benefits from having a driveway providing off road parking, and a private rear garden with patio and lawn.

The property sits in a great location to provide easy access to Wednesbury town centre, transport links, local schools, shops and other amenities,

Porch

Double glazed entrance door to front, double glazed windows into entrance hall and lounge plus further double glazed door into:-

Entrance Hallway

Stairs to first floor landing, radiator, doors to lounge and dining room.

Lounge

9' 8" max x 15' 9" max (2.95m max x 4.80m max)
Double glazed window to front and radiator.

Dining Room

13' 4" max x 9' 8" max (4.06m max x 2.95m max)
Under stairs storage cupboard, radiator, gas fireplace with surround and door to kitchen.

Kitchen

6' 5" x 13' 4" (1.96m x 4.06m)
Glazed window to rear and side, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, radiator, vinyl flooring, space for appliances and door to utility room.

Utility Room

8' 6" x 5' 6" (2.59m x 1.68m)
Glazed window to rear, sink and drainer, plumbing for utilities, doors to WC and rear garden.

W.C

W.C.

First Floor Landing

Double glazed window to side, doors to bedrooms and shower room.

Bedroom One

11' 5" max x 15' 6" max (3.48m max x 4.72m max)
Double glazed bay window to front and radiator.

Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m)
Glazed window to rear and radiator.

Bedroom Three

7' 2" max x 10' 3" max (2.18m max x 3.12m max)

Glazed window to front and radiator.

Shower Room

Glazed window to rear, shower cubicle, vanity wash hand basin, WC, radiator and wall tiling.

Outside

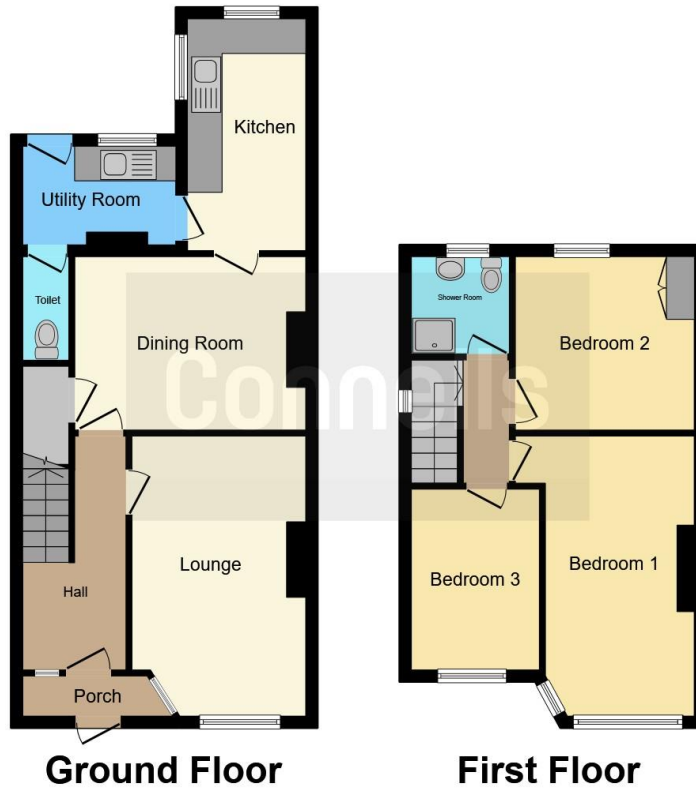
Front:

Block paved driveway.

Rear:

Block paved patio, lawn, borders and side access to front.





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: C

view this property online connells.co.uk/Property/WED310853

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: WED310853 - 0005