



**Connells**

Waldron Close  
WEDNESBURY



### Property Description

Connells Estate Agents in Wednesbury are pleased to bring to the market this two bedroom property in Wednesbury, offered with no upward chain.

To the ground floor the property briefly comprises of an entrance hallway having access to the first floor and having doors leading to the modern fitted kitchen with plumbing for utilities and space for other appliances, also from the hallway is the spacious lounge with double glazed patio doors leading out to the rear garden.

To the first floor are two good sized bedrooms and modern fitted shower room.

Externally the property benefits from having a good sized frontage, low maintenance rear garden and large side access.

### Entrance Hallway

Double glazed door to front, radiator, stairs to first floor landing and doors to kitchen and lounge.

### Kitchen

10' 10" x 5' 6" ( 3.30m x 1.68m )  
Double glazed window to front, fitted with a range of wall and base units, work surfaces over, sink and drainer, splash back tiling, cooker hood with space for oven, plumbing for washing machine, space for appliances and tiled flooring.

### Lounge

Double glazed window to side, double glazed patio doors leading to rear garden and radiator.

### First Floor Landing

Airing cupboard, loft access point, doors to bedrooms and shower room.

### Bedroom One

11' 9" x 9' 2" ( 3.58m x 2.79m )  
Double glazed window to rear built in wardrobes and radiator.

### Bedroom Two

9' 5" x 8' 7" ( 2.87m x 2.62m )  
Double glazed window to front, storage cupboards and radiator.

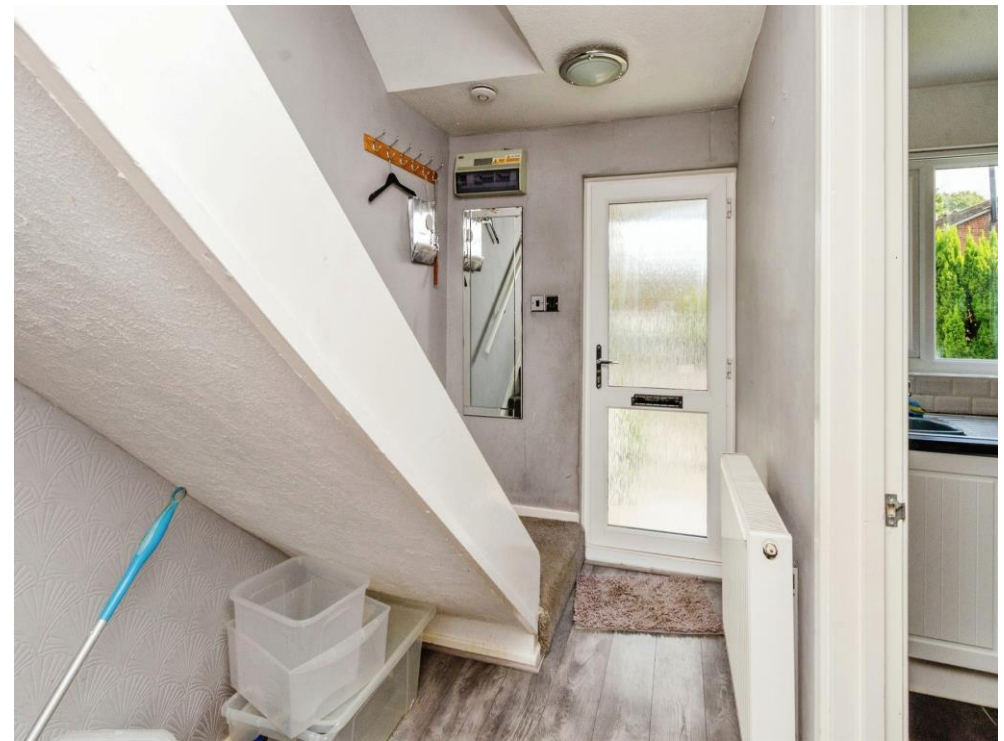
### Shower Room

Double glazed window to side, shower cubicle, vanity wash hand basin, WC and heated towel rail.

### Outside

Front:  
Grass and gravel to front, pathway to front door and door to storage.

Rear:  
Fully slabbed tiered 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

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

22 Springhead  
 WEDNESBURY WS10 9AD

**EPC Rating: D**

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Tenure: Freehold



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