



Connells

Price Road
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom semi detached property on Price Road in Wednesbury offered with no upward chain.

To the ground floor the property briefly comprises of a porch giving access to the entrance hallway, with stairs leading to the first floor and doors leading to the much desired WC and the fully fitted kitchen with double glazed door leading to the rear garden. Leading from the kitchen is the dining room with door leading to the lounge.

To the first floor are three good sized bedrooms and a shower room.

Externally the property benefits from having a good sized front with potential for off road parking (STPP) and to the rear a private rear garden with side access to the front of the property.

Porch

Having a double glazed door to the side aspect, tiled flooring, ceiling light point and double glazed windows to the front and side.

Hallway

Having a double glazed front entrance door, tiled flooring, ceiling light point, radiator and doors leading to the WC and kitchen.

Kitchen

8' 2" Max x 11' 4" Max (2.49m Max x 3.45m Max)

Being fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a sink with drainer, tile flooring, integrated cooker hood, plumbing for a washing machine, towel radiator, ceiling light point, space for appliances, a storage cupboard and a double glazed door leading to the rear garden. A door from the kitchen gives access to the dining room.

Dining Room

11' 8" x 9' 4" (3.56m x 2.84m)

Having a double glazed window to the rear aspect, laminate flooring, ceiling light point, two wall lights, a radiator and door leading to the lounge.

Lounge

12' 4" x 11' 9" (3.76m x 3.58m)

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

First Floor

Landing

Having doors leading to the bedrooms and bathroom, loft access, ceiling light point, airing cupboard, carpeted flooring and a ceiling light point.

Bedroom One

11' 10" x 10' 6" Excluding Recess (3.61m x 3.20m Excluding Recess)

Having a double glazed window to the front aspect, fitted wardrobes, carpeted flooring, ceiling light point and a radiator.

Bedroom Two

12' Max x 8' 8" Max (3.66m Max x 2.64m Max)

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

Bedroom Three

10' 5" Max x 8' Max (3.17m Max x 2.44m Max)

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

Bathroom

Having a double glazed window to the rear aspect, shower cubicle, wash hand basin with vanity, WC, extractor fan, ceiling spot lights and tiled walls and flooring.

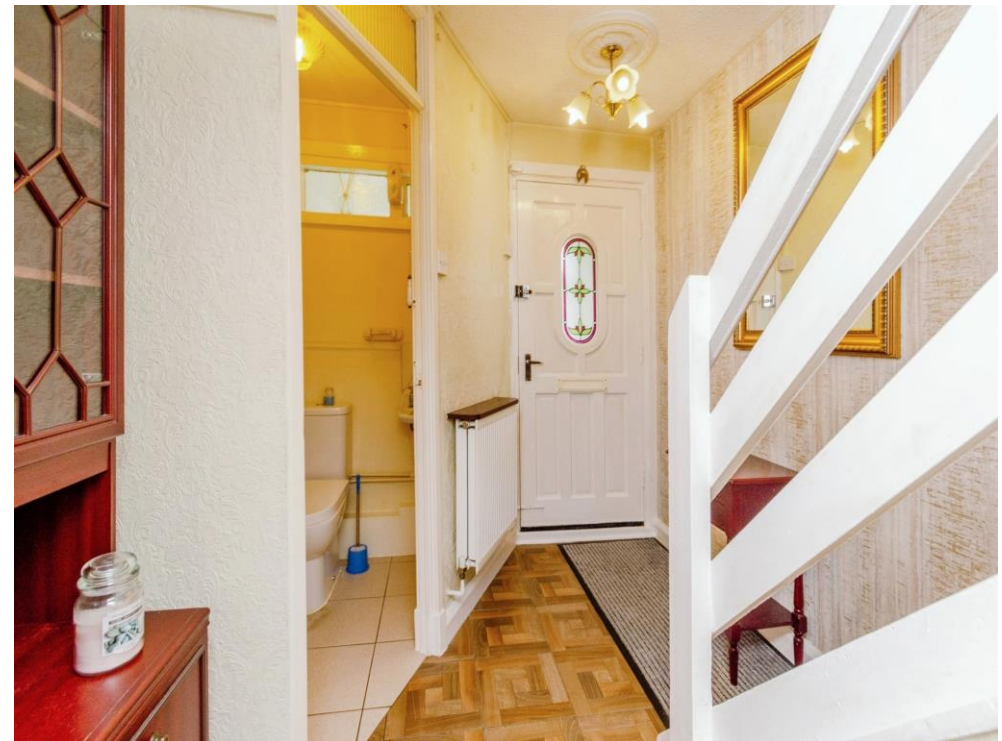
Outside

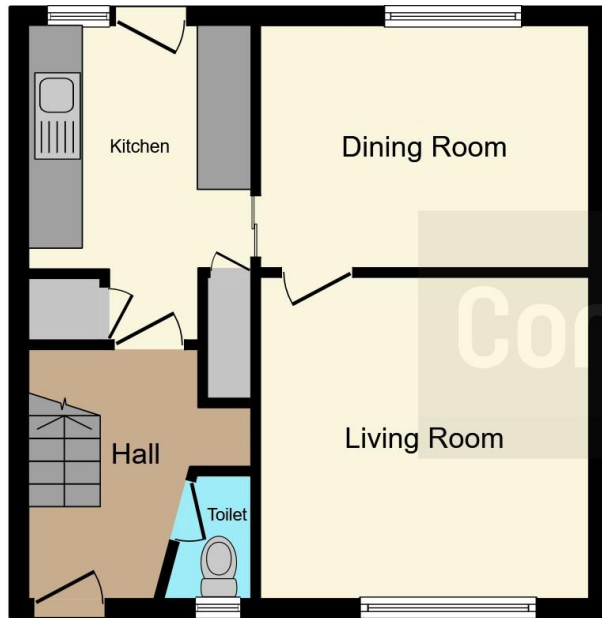
Front

Being a front garden surrounded by a wall and accessed through a gate, having lawn to the front and a path leading to the porch.

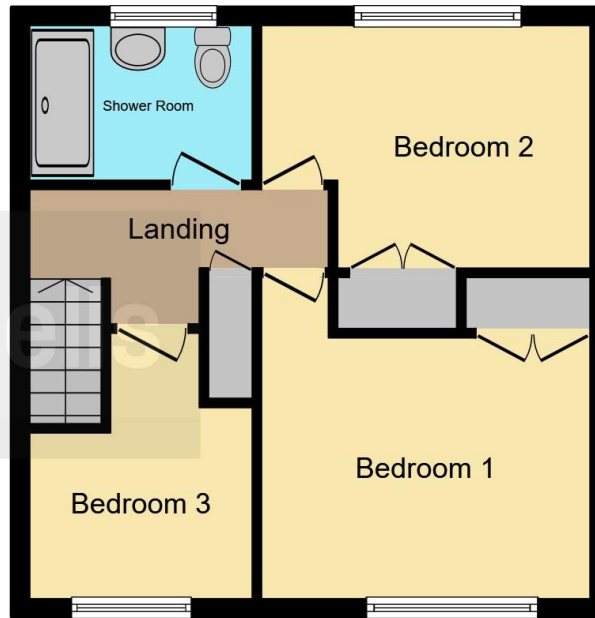
Rear

Having a paved patio, lawn, borders containing shrubs and bushes and side access to the front of the property.





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

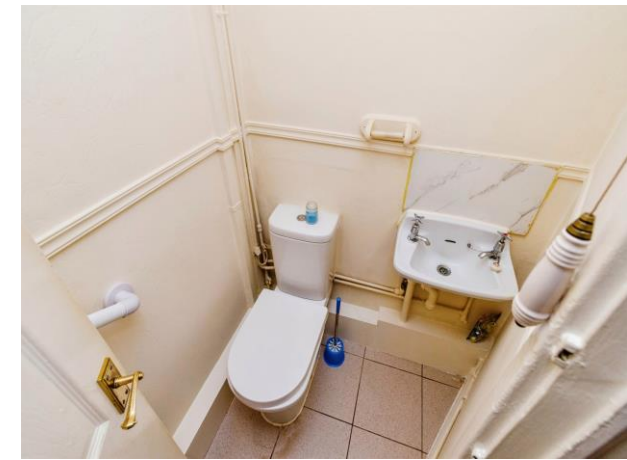
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EPC Rating: D

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Tenure: Freehold



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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.

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