



Connells

Waverley Road  
Wednesbury





### Property Description

Connells Estate Agents are pleased to market for sale this spacious three bedroom property in Darlaston, offered with no upward chain.

To the ground floor the property benefits from having two downstairs reception rooms, a fully fitted kitchen with space for appliances, a downstairs bathroom with walk in shower and separate WC.

To the first floor and three good sized bedrooms and access to the loft.

Externally the property benefits from having a good sized garden with borders containing mature shrubs and bushes.

The property sits in an ideal location, providing easy access by car to both junctions 9 & 10 of the M6. There are also metro and bus stations near by, and plenty of shops and amenities to enjoy

### Ground Floor

#### Front Reception Room

Having a double glazed front entrance door, carpeted flooring, ceiling light point, radiator and door leading to the lounge.

#### Lounge

Having a double glazed window to the rear aspect carpeted flooring, ceiling light point, radiator, under stairs storage cupboard, stairs to the first floor and door to the kitchen.

#### Kitchen

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed door to the side aspect giving access to the rear garden, a double glazed window to the side aspect, vinyl flooring, ceiling light point, sink with drainer, space for appliances, ceiling light point and door leading to the shower room.

### Shower Room

Having a double glazed window to the side aspect, vinyl flooring, part tiled walls, walk in shower cubicle, radiator, wash hand basin and a ceiling light point.

### Wc

Having a double glazed window to the side rear aspect, WC, tiled walls, vinyl flooring and a ceiling light point.

### First Floor

#### Landing

Having carpeted flooring, ceiling light point, radiator and doors to all bedrooms.

#### Bedroom 1

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

#### Bedroom 2

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

#### Bedroom 3

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

## Outside

Front:

Being a walled frontage with path leading to the front door.

Rear:

Having a block paved patio, graveled garden and borders containing mature shrubs and bushes.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.







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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/WED311144](http://connells.co.uk/Property/WED311144)**



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.

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