



Connells

Wolverhampton Street
Wednesbury

Wolverhampton Street
Wednesbury WS10 8UB

for sale offers in the region of
£190,000



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this surprisingly spacious property in Darlaston, offered with no upward chain!

To the ground floor the property briefly comprises of an entrance hall way with stairs leading to the first floor and door leading to the spacious lounge/diner. From the lounge is access to the much desired downstairs WC and the fully fitted kitchen with integrated oven and hob, plumbing for utilities and space for essential appliances. The downstairs of the property continues further, having a handy separate dining space, which could be used as a play room or study.

To the first floor the property benefits from having two good sized bedrooms and a fully tiled family bathroom. Off the first floor landing are stairs to the loft conversion proving another great sized bedroom.

Externally the property benefits from having a large, yet low maintenance, fully block paved garden with side access to the front of the property.

Entrance Hallway

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

Lounge

12' 6" max x 24' 11" max (3.81m max x 7.59m max)

Double glazed window to front, door to WC, door to kitchen and two radiators.

W.C

Fully tiled, WC and wash hand basin.

Kitchen

7' 8" max x 17' 9" max (2.34m max x 5.41m max)

Double glazed window to rear, door to dining room, fitted with a range of wall and base units with work surfaces over, splash back tiling, sink drainer, electric oven, has hob with cooker hood over, plumbing for washing machine, space for appliances and wall mounts boiler.

Dining Room

7' 2" x 12' 6" (2.18m x 3.81m)

Double glazed door to rear garden, radiator and sky light window.

First Floor Landing

Doors to bedrooms two three and bathroom, plus stairs to the loft room.

Bedroom Two

9' 2" x 13' 8" (2.79m x 4.17m)

Double glazed window to rear and radiator.

Bedroom Three

9' 2" x 9' 5" (2.79m x 2.87m)

Double glazed window to front and radiator.

Bathroom

Double glazed window to rear, fully tiled, bath, wash hand basin, WC and heated towel rail.

Second Floor

Loft Room

12' 1" max x 11' 7" max (3.68m max x 3.53m max)

Double glazed window to side, storage cupboards and radiator.

Agents Note:

We have been unable to verify if Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

Outside

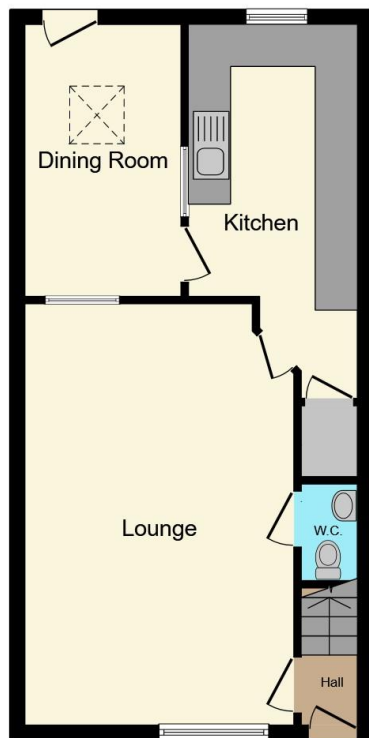
Front:

Brick paved frontage.

Rear:

Full block paved garden with side access.

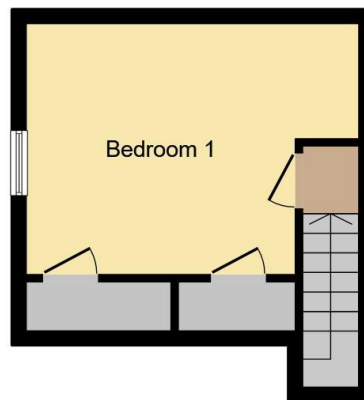




Ground Floor



First Floor



Second 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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WED311224



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.

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