



**Connells**

Mill Street  
Darlaston Wednesbury



### Property Description

Connells Estate Agents are pleased to market for sale this beautifully presented three bedroom home, in a desirable location and in move in condition!

To the ground floor, the property briefly comprises of an entrance hallway giving access to the modern kitchen, having plumbing for utilities and space for appliances. Also to the ground floor is the spacious 'through' lounge and the much desired downstairs WC.

To the upstairs, the spacious and bright feel of this property continues. Boasting three good sized bedrooms with an ensuite to the master, and a separate family bathroom.

This private yet easily accessible property sits in a great location to provide access to local school, shops, transport links and other amenities.

### Ground Floor

Access Via  
A door to:

Reception Hallway  
Having stairs rising to first floor, door to storage cupboard, laminate flooring and doors to:

Lounge 17' 5" into bay x 11'01" max ( 5.31m into bay x 3.33m max )  
Having a uPVC bay window to the front, laminate flooring, two central heating radiators and uPVC double glazed french doors to rear garden.

Fitted Kitchen Diner 22' 07" max x 9' 7" max  
Having a uPVC double glazed window to the rear & front, fitted wall and base units with roll top work surfaces over, integrated oven and hob, one and half bowl sink and drainer with tiling to splash-backs, breakfast bar, and space for domestic appliances.

### Utility Area

Having a sink, work surfaces, wall mounted central heating boiler and plumbing for automatic washing machine.

### Guest Cloakroom

Having hand wash basin, low level WC, extractor fan and central heating radiator.

### First Floor

#### Bedroom One 11'00 x 10'09

Having double glazed window, radiator, fitted wall wardrobes, radiator & access to ensuite.

#### En-Suite

Having a shower cubicle, low level WC, hand wash basin, complimentary tiling and central heating radiator.

#### Bedroom Two 12' 1" max x 8' 3" max ( 3.68m max x 2.51m max )

Having a uPVC double glazed window to the front and central heating radiator.

#### Bedroom Three 11' 9" max x 6' 9" max ( 3.58m max x 2.06m max )

Having a uPVC double glazed window to the rear and central heating radiator.

#### Bathroom

Having a uPVC double glazed window to the rear, bath with shower attachment, hand wash basin, low level WC, complimentary tiling and central heating radiator.

## Outside

To the rear of the property is an enclosed garden with decked patio area with patio.

Property also has a detached garage and one allocated parking space.

To the front is a lawn area, borders and shrubs, pathway leading to house.

## Parking Area And Garage

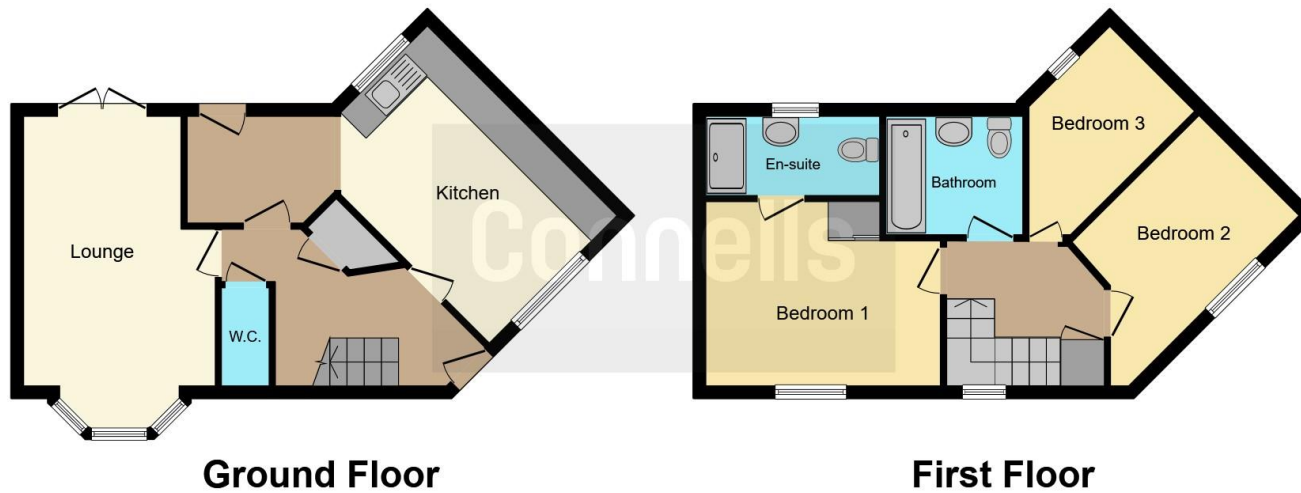
Having tarmac driveway leading to the allocated parking space, along with visitor spaces.

Garage having up and over doors.

## Agents Note

There is a £238 approx every 6 month service charge annually for the upkeep of the communal ground. Please consult solicitors to confirm this information.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED311320](http://connells.co.uk/Property/WED311320)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WED311320 - 0002