



Connells

Charles Foster Street
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom semi detached home in Darlaston.

To the ground floor the property briefly comprises of an entrance hallway giving access to the bright and spacious lounge with bay window to the front. Leading on from the lounge is the fully fitted kitchen, with space for appliances and integrated electric oven hob & cooker hood. Also to the ground floor is the beautiful newly fitted bathroom and the much desired utility room.

To the first floor the property boasts three good sized and well presented bedrooms.

Externally, the property has ample off road parking to the front. To the rear the property benefits from having a block paved patio, lawn and side access to the front of the property.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, stairs leading to the first floor and door leading to the lounge.

Lounge

13' 6" Max x 13' 1" Max (4.11m Max x 3.99m Max)

Having a double glazed bay window to the front aspect, carpeted flooring, ceiling light point, under stairs storage cupboard, radiator, gas fire with surround and door leading to the kitchen.

Kitchen

10' 4" x 9' 8" (3.15m x 2.95m)

Being a fully fitted kitchen with a range of wall base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, integrated oven, hob and cooker hood, sink, tiled flooring and splashbacks, ceiling light point and a radiator. Doors from

the kitchen give access to the bathroom and utility room.

Utility Room

10' 1" x 9' 8" (3.07m x 2.95m)

Having base units, laminate worktops, plumbing for utilities and double glazed door leading to the rear garden.

Bathroom

Being a modern newly fitted bathroom. Having a double glazed window to the side aspect, tiled flooring and part tiled walls, bath with shower over, built in storage cupboard, wash hand basin with vanity, WC, ceiling spot lights and a radiator.

First Floor

Landing

Having a double glazed window to the side aspect, carpeted flooring, ceiling light point and doors leading to the bedrooms.

Bedroom 1

13' 9" x 9' 8" (4.19m x 2.95m)

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

Bedroom 2

9' 8" x 12' 4" (2.95m x 3.76m)

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

Bedroom 3

8' 3" x 9' 5" (2.51m x 2.87m)

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

Outside

Front

Having a brick paved driveway providing off road parking.

Rear

Having a block paved patio, lawn and side access to the front of the property.





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

view this property online connells.co.uk/Property/WED311402



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED311402 - 0004