



Connells

Beech Road
Wednesbury



Property Description

Step inside to discover a spacious lounge that invites you to relax and unwind after a long day. Imagine cozy movie nights or lively gatherings with friends in this warm and welcoming space. The fitted kitchen is perfect for whipping up family meals, complete with all the essentials you need to create culinary masterpieces. Don't forget the family bathroom, designed for both comfort and functionality, making those busy mornings just a little easier.

As you head upstairs, you'll find three generous bedrooms, each offering a peaceful retreat for restful nights and bright mornings. Whether you're dreaming of a cozy reading nook or a vibrant kid's room, these versatile spaces are ready for your personal touch.

Outside, you'll appreciate the convenience of a driveway that welcomes you home every day. The rear garden is a true gem, featuring a charming patio perfect for summer barbecues, alongside a lush lawn where kids can play freely or you can enjoy a quiet cup of coffee in the morning sun.

Ground Floor

Hallway

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

Lounge

14' 2" Max x 14' 4" Max (4.32m Max x 4.37m Max)

Having a double glazed window to the front aspect, carpeted flooring, electric fireplace with surround, ceiling light point, radiator and an understairs storage cupboard.

Kitchen

12' 2" x 8' 1" (3.71m x 2.46m)

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, sink with drainer, space for appliances, plumbing for a washing machine, cooker hood, ceiling light point, radiator and a door leading to the bathroom.

Bathroom

Having a double glazed window to the rear aspect, part tiled walls, vinyl flooring, ceiling light point, radiator, wash hand basin, WC and bath.

First Floor

Landing

Having doors leading to the bedrooms.

Bedroom One

17' 1" Max x 9' 7" Max (5.21m Max x 2.92m Max)

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

Bedroom Two

9' 8" Max x 11' 6" Max (2.95m Max x 3.51m Max)

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

Bedroom Three

9' 3" x 9' 1" (2.82m x 2.77m)

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

Outside

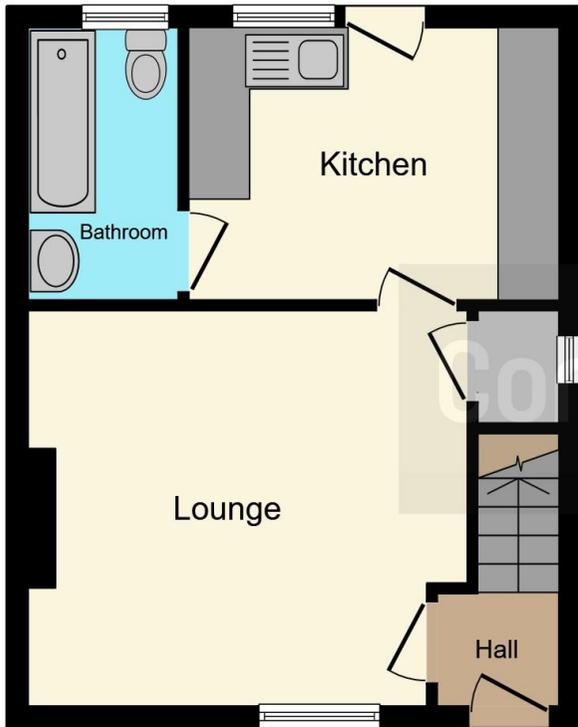
Front:

Having a brick paved driveway providing parking for multiple vehicles.

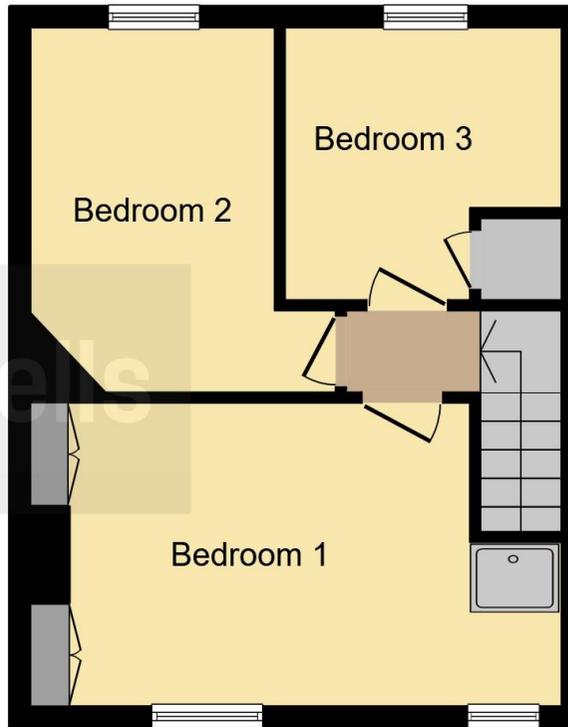
Rear:

Having a brick paved patio, lawn 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

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 Council Tax
 Band: A

view this property online connells.co.uk/Property/WED310936

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: WED310936 - 0004