



**Connells**

Cobden Street  
Wednesbury





## Property Description

Connells Estate Agents in Wednesbury are thrilled to present this charming three-bedroom property, perfectly positioned on a popular road and ready for you to make it your own—plus, there's no onward chain to hold you back!

As you step inside, you'll be welcomed by two inviting reception rooms, perfect for family gatherings or cozy nights in. The modern kitchen, equipped with built-in appliances, is not just a space for cooking; it's where memories will be made over shared meals and laughter. And let's not forget the family bathroom, designed for relaxation after a long day.

Venture upstairs to find three generously sized bedrooms, each offering a comforting retreat for rest and rejuvenation. Whether you need a peaceful space to unwind or a vibrant room for your kids to play, this layout has you covered.

Step outside to discover a spacious garden, complete with a lovely patio and lawn—ideal for summer barbecues, gardening, or simply enjoying a sunny afternoon with loved ones.

This property is more than just a house; it's a place where you can create your future. Don't miss the chance to call it home!

## Ground Floor

### Lounge

11' 8" x 12' 1" ( 3.56m x 3.68m )

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

### Dining Room

11' 8" Max x 12' 7" Max ( 3.56m Max x 3.84m Max )

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

7' 2" x 11' 1" ( 2.18m x 3.38m )

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 side aspect, tiled flooring and splashbacks, ceiling spotlights, sink with drainer, electric oven, gas hob, cooker hood, radiator, plumbing for a washing machine and door to the rear hallway.

### Rear Hallway

Having a double glazed door to the side aspect giving access to the rear garden, tiled flooring, ceiling light point and a door leading to the bathroom.

## Bathroom

Having a double glazed window to the side aspect, tiled flooring and walls, radiator. wash hand basin, WC and bath with shower over.

## First Floor

### Bedroom One

11' 8" x 12' 1" ( 3.56m x 3.68m )

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

### Bedroom Two

8' 5" x 12' 3" ( 2.57m x 3.73m )

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

### Bedroom Three

7' 2" x 9' 8" ( 2.18m x 2.95m )

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

## Rear Garden

Having a block paved patio leading to a lawn.

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.















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

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

22 Springhead  
 WEDNESBURY WS10 9AD

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WED311459](http://connells.co.uk/Property/WED311459)**



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: WED311459 - 0002