



Connells

Dangerfield Lane
Wednesbury

Dangerfield Lane Wednesbury WS10 7RU

for sale offers over
£170,000



Property Description

Connells Estate Agents in Wednesbury are thrilled to present this charming two-bedroom semi-detached property, perfectly nestled in the vibrant neighbourhood of Darlaston. If you're looking for a place that feels like home, this is it! With local schools, transport links, and all your everyday amenities just a stone's throw away, you'll find everything you need right at your fingertips.

As you step inside, you're welcomed by a warm entrance hallway that leads you to a spacious lounge—imagine cozy evenings here with loved ones, creating memories that last a lifetime. The fully fitted kitchen is not only practical, with plumbing for your utilities, but also a delightful space for whipping up your favourite meals. And let's not forget the handy downstairs WC, conveniently accessible from the rear garden for those sunny BBQ days.

Venture upstairs, and you'll discover two generously sized bedrooms, perfect for restful nights and lazy Sunday mornings. The modern family bathroom adds a touch of style and comfort, making daily routines a breeze.

Outside, this property truly shines! A driveway offers ample off-road parking, so you'll never have to worry about finding a spot after a long day. The rear garden is a little oasis—picture yourself enjoying a cuppa on the patio, with the kids playing on the lawn, or perhaps tending to your new garden shed, ready to hold all your gardening dreams.

Ground Floor

Entrance Hallway

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

Lounge

11' 2" x 16' (3.40m x 4.88m)
Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator and door leading to the kitchen.

Kitchen

11' 1" x 7' 3" (3.38m x 2.21m)
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, tiled flooring and splash backs, gas hob, electric oven, sink with drainer, plumbing for utilities, space for appliances, ceiling light point, radiator, understairs storage cupboard and double glazed door leading to the rear garden.

Wc

Accessible from the garden from a double glazed entrance door. Having a WC, ceiling light point and a radiator.

First Floor

Landing

Having doors leading to the bedrooms and bathroom

Bedroom One

12' 8" x 11' 3" (3.86m x 3.43m)
Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator and storage cupboard.

Bedroom Two

8' 3" x 9' 10" (2.51m x 3.00m)
Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator,

Bathroom

Having a double glazed window to the rear aspect, tiled flooring and splash backs, bath with shower over, wash hand basin with vanity, WC, ceiling light point and a radiator.

Outside

Front:

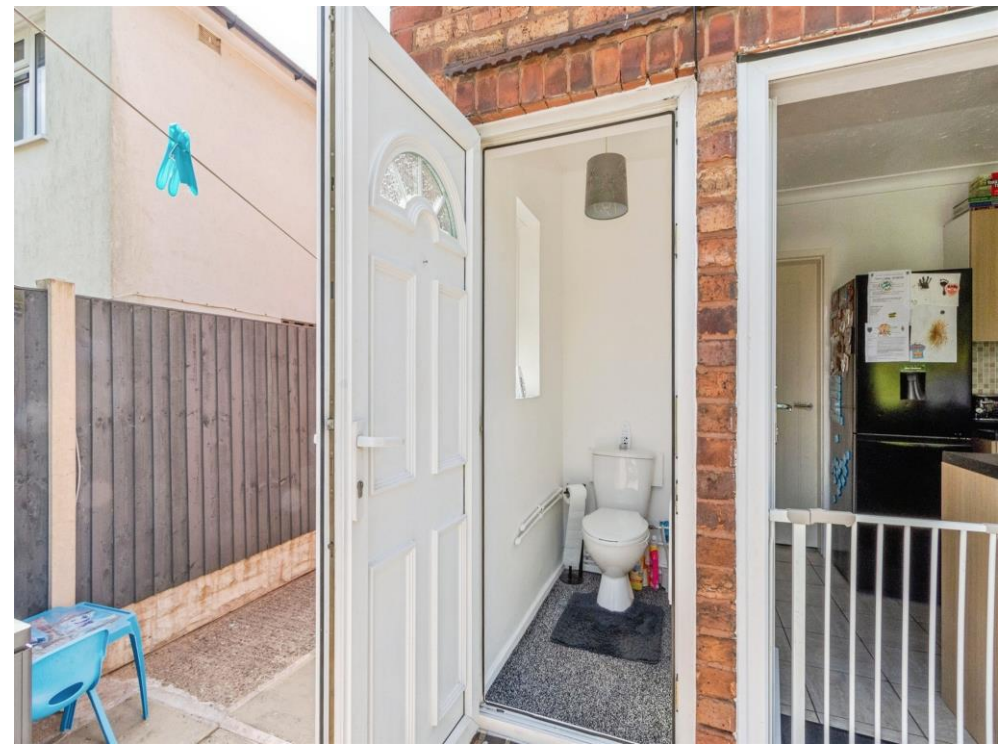
Having a brick paved driveway providing off road parking for multiple vehicles.

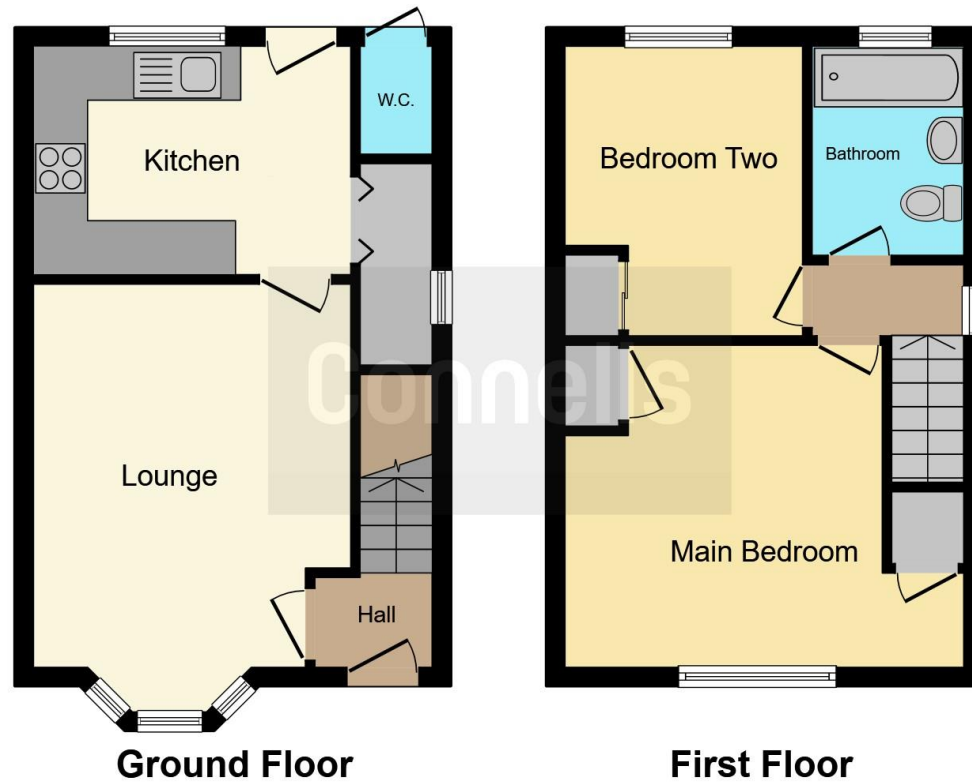
Rear:

Having a block paved patio, lawn, side access and access to the WC and storage shed

Agents Note

Please note, the vendor has made us aware there is a mining entry within 20 metres of the property boundary, please contact the branch for further information.





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 Council Tax
 Band: A

view this property online connells.co.uk/Property/WED311176



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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