



**PARK L**  
134 OFF LIC

payzone  
payzone  
GROCERIES  
LICENCE  
ZEN FOODS  
PRODUCTS

**Connells**

Park Lane  
WEDNESBURY





### Property Description

Oh, you simply must see this one! Connells Estate Agents in Wednesbury are absolutely thrilled to bring to market this incredible three-bedroom detached property – but this isn't just a house, it's a lifestyle opportunity!

To the front, you have established commercial premises – currently a thriving pet food store, and bringing in a fantastic £600 per month in rent!

Step inside, and you'll be immediately struck by the sheer space. Downstairs, there are not one, but two spacious reception rooms, and a fitted kitchen with space for appliances and plumbing for utilities.

Upstairs, you'll find three good-sized bedrooms, and a large family bathroom with bath and separate shower cubicle. Head out to the rear and you'll discover a generous plot of land proving the potential for extending the property (subject to planning permission).

This isn't just bricks and mortar; it's a chance to invest in your future, to create a wonderful home and secure a reliable income. Properties like this don't come along often, so don't delay!

Call Connells Estate Agents in Wednesbury today to arrange a viewing – you won't be disappointed!

### Hallway

Having a double glazed front entrance door, doors leading to the kitchen & lounge, stairs to the first floor and door to the rear to the rear garden.

### Kitchen

9' 1" Max x 14' 3" Max ( 2.77m Max x 4.34m Max )

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a door to the rear leading to the conservatory, space for appliances, plumbing for utilities, tiled flooring and tiled splashbacks, cooker hood, ceiling light point and a sink with drainer.

### Lounge

10' 8" x 14' 3" ( 3.25m x 4.34m )

Having laminate flooring, sliding doors leading to the conservatory, ceiling light point and a radiator.

### Conservatory

23' 2" x 10' 6" ( 7.06m x 3.20m )

Having double doors to the rear leading to the rear garden, double glazed windows to the rear and side aspects, laminate flooring, ceiling light point and a radiator.

### First Floor

### Landing

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

### Bedroom 1

10' 8" x 12' 3" ( 3.25m x 3.73m )

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

### Bedroom 2

9' 1" x 12' 3" ( 2.77m x 3.73m )

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

### Bedroom 3

5' 9" x 12' 3" ( 1.75m x 3.73m )

having a double glazed window to the front aspect, ceiling light point and a radiator.

### Bathroom

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

### Rear Garden

Having a large plot to the rear of the property, mostly block paved with a double garage.

### Commercial Property

Currently a pet food store with a 3 year lease paying £600pcm.







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: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/WED311509](http://connells.co.uk/Property/WED311509)**



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: WED311509 - 0005