



Connells

School Street
Darlaston Wednesbury

School Street Darlaston Wednesbury WS10 8DL

for sale offers over
£200,000



Property Description

Imagine waking up every morning in a beautiful, well-presented home, surrounded by everything you need to live life to the fullest. Look no further! Connells estate Agents in Wednesbury are thrilled to introduce this incredible property in Darlaston, perfectly positioned near schools, convenient shops, and transport links.

As you step inside, you'll be greeted by the warm and inviting atmosphere of the two spacious reception rooms, perfect for relaxing, entertaining, or pursuing your passions. The modern fitted kitchen is a culinary dream come true, with ample space for your appliances and clever plumbing for utilities. And, to complete the ground floor, a sleek, modern fitted bathroom awaits, providing the perfect sanctuary for unwinding after a long day.

Upstairs, two generous double bedrooms beckon, offering the ideal retreat for rest, relaxation, and rejuvenation.

But the magic doesn't stop there! Outside, a stunning landscaped rear garden awaits, complete with artificial lawn, a sun-kissed patio, and a cleverly hidden storage room – perfect for stashing away your outdoor gear, garden tools, or secret treasures.

Contact Connells estate Agents in Wednesbury today to schedule a viewing and discover the joy of calling this amazing home your own.

Dining Room

12' 6" x 11' 1" (3.81m x 3.38m)

Currently in use as a further bedroom there is a double glazed window to front, double glazed entrance door, laminate flooring, radiator, ceiling light point and door to:-

Lounge

12' 8" max x 11' 1" max (3.86m max x 3.38m max)

Double glazed window to rear, stairs to first floor landing, under stairs storage cupboard, laminate flooring, radiator ceiling light point and door to:-

Kitchen

19' 3" max x 8' max (5.87m max x 2.44m max)

Two double glazed windows to side, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, breakfast bar, electric oven, gas hob with cooker hood over, plumbing for utilities, space for appliances, radiator. tiled floor, ceiling light point and door to rear hallway.

Rear Hallway

Double glazed side door to rear garden, further door to bathroom.

Bathroom

Double glazed window to rear, bath with shower over, tiled floor, part tiled walls, wc, wash hand basin, radiator, extractor fan and ceiling light point.

First Floor Landing

Doors to bedrooms.

Bedroom One

11' 8" max x 13' 1" max (3.56m max x 3.99m max)

Window to front, laminate flooring, radiator and ceiling light point.

Bedroom Two

12' 7" x 10' 8" (3.84m x 3.25m)

Window to rear, laminate flooring, radiator, loft access point and ceiling light point.

Loft Space

Velux window to rear, storage cupboards, radiator, carpeted and ceiling light point.

Outside

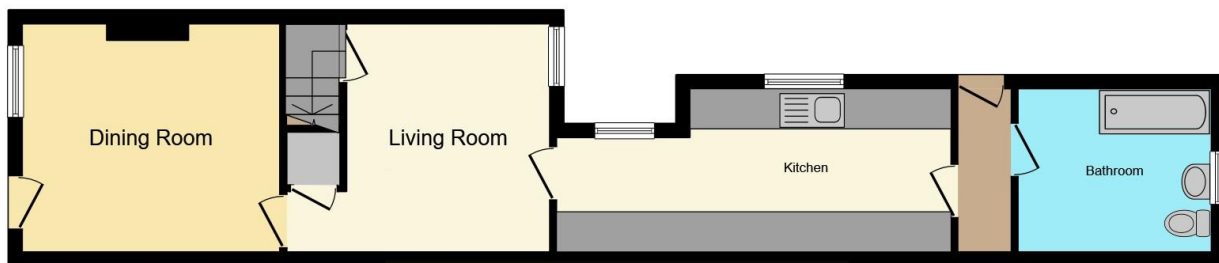
Front

Pathway leading to front entrance door.

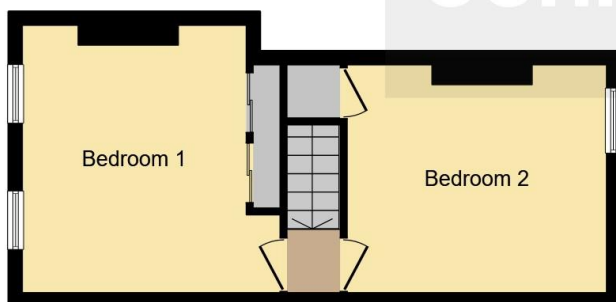
Rear

Artificial lawn, steps to block paved patio, door to storage room and side access to front.





Ground Floor



First Floor

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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/WED311635



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.

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