



Connells

Remembrance Road
WEDNESBURY



Property Description

Prepare to fall in love with this stunning three-bedroom semi-detached treasure, nestled on a charming corner plot in Wednesbury.

Step inside and be captivated by the ground floor's incredible living spaces. Imagine cozy family moments in the spacious lounge, where memories will be created and cherished. The fully fitted kitchen is a culinary haven, perfect for creating delicious meals and hosting memorable gatherings.

Upstairs, three generously proportioned bedrooms await, offering comfort and flexibility for growing families or those seeking space to breathe and dream.

The external spaces are equally impressive! A spacious driveway provides convenient parking, while the rear garden is a true outdoor sanctuary. Picture yourself enjoying sunny afternoons on the patio or watching children play on the lush lawn.

Location? Absolutely perfect! Situated close to excellent schools, convenient transport links, and a variety of local amenities, this property isn't just a house—it's your future home, brimming with potential and waiting to write its next chapter with you.

Entrance Hallway

Double glazed entrance door to front, stairs to first floor landing and door to lounge.

Living Room

14' 4" max x 13' 7" max (4.37m max x 4.14m max)

Double glazed window to front, under stairs storage cupboard, door to kitchen, laminate flooring, ceiling light point and radiator.

Kitchen

12' 1" x 8' 8" (3.68m x 2.64m)

Double glazed window and door to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, plumbing for washing machine and dishwasher, electric oven, electric hob with cooker hood over, radiator, ceiling light point, vinyl flooring and door to bathroom.

Bathroom

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

First Floor Landing

Doors to bedrooms and double glazed window to side.

Bedroom One

17' 7" x 9' 6" (5.36m x 2.90m)

Two double glazed windows to front, storage cupboard, laminate flooring, ceiling light point and radiator.

Bedroom Two

9' 8" x 11' 8" (2.95m x 3.56m)

Double glazed window to rear, laminate flooring, ceiling light point and radiator.

Bedroom Three

8' 2" x 9' 2" (2.49m x 2.79m)

Double glazed window to rear, laminate flooring, ceiling light point and radiator.

Outside

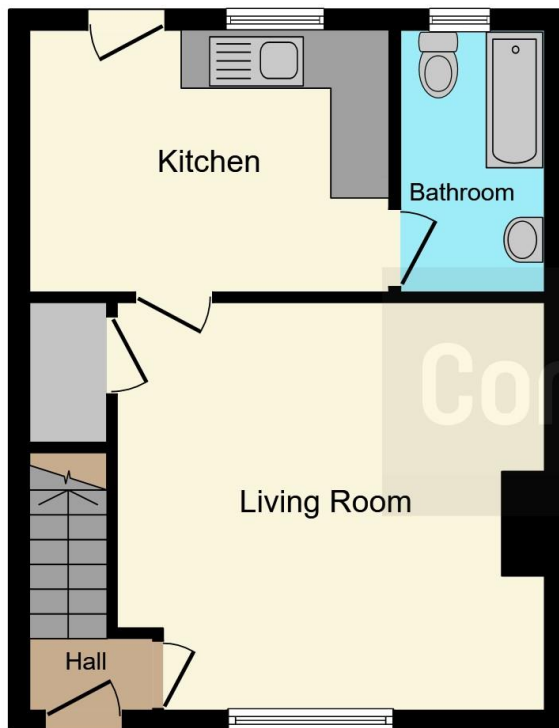
Front:

Turfed front garden, borders with shrubs and bushes and concrete driveway.

Rear:

Patio, lawn and side access.





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: C Council Tax
 Band: A

view this property online connells.co.uk/Property/WED311736



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: WED311736 - 0002