



Connells

Beech Road  
Wednesbury





### Property Description

Discover your perfect family home in the heart of Wednesbury! This charming three-bedroom semi-detached property offers an exceptional living opportunity with the added benefit of no upward chain, making your move smoother and more straightforward.

Step inside and be impressed by the thoughtfully designed ground floor. The spacious lounge provides a welcoming living area perfect for family gatherings and relaxation. The fully fitted kitchen offers convenience and style, ensuring you'll love preparing meals and entertaining guests.

For added practicality, a ground floor WC ensures convenience for residents and visitors alike.

Ascending to the first floor, you'll find three generously proportioned bedrooms, providing ample space for family members or flexible living arrangements. The family bathroom completes the upstairs accommodation, offering a practical and comfortable space for daily routines.

Outside, the property boasts a convenient front driveway for parking, while the rear garden features a low-maintenance, block-paved design – ideal for those seeking an attractive outdoor space without extensive gardening commitments.

This property represents an excellent opportunity for first-time buyers, growing families, or those seeking a move-in ready home in a desirable location. Don't miss your chance to make this house your home!

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to

lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hallway

Double glazed entrance door to front, stairs to first floor landing, laminate flooring, radiator and door to the living room.

## Living Room

14' 7" into bay x 14' 7" ( 4.45m into bay x 4.45m )

Double glazed bay window to front, laminate floor, radiator, ceiling light point and door to the kitchen.

## Kitchen

14' 7" x 9' 3" ( 4.45m x 2.82m )

Two double glazed windows to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, part tiled walls, electric oven, gas hob with cooker hood over, plumbing for utilities, radiator, vinyl flooring, under stairs storage cupboard and door to rear hallway.

## Rear Hallway

Doors to downstairs WC and rear garden.

## Downstairs W.C

Double glazed window to side, WC, vinyl flooring and ceiling light point.

## First Floor Landing

Double glazed window to side, airing cupboard, loft access point, carpeted, ceiling light point, doors to bedrooms and bathroom.

## Bedroom One

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

Double glazed window to front, fitted wardrobes, laminate flooring, radiator and ceiling light point.

## Bedroom Two

8' 5" max x 11' 5" max ( 2.57m max x 3.48m max )

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

## Bedroom Three

9' 3" x 8' 5" ( 2.82m x 2.57m )

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

## Bathroom

Double glazed window to front, fully tiled, bath with shower over, WC, wash hand basin, radiator and ceiling light point.

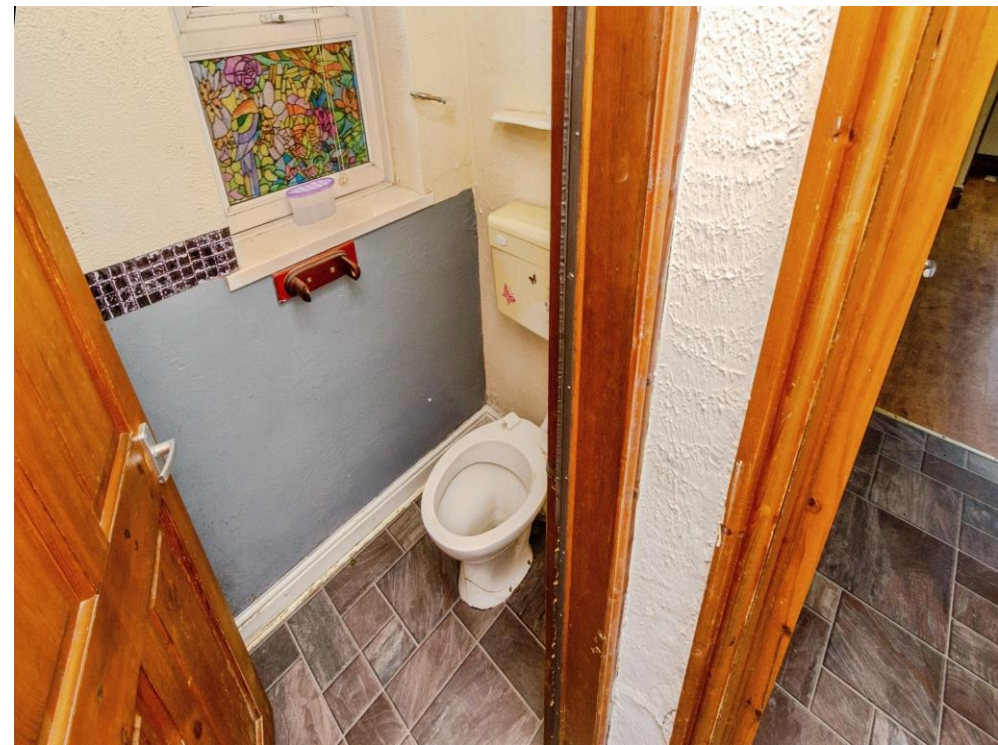
## Outside

Front:

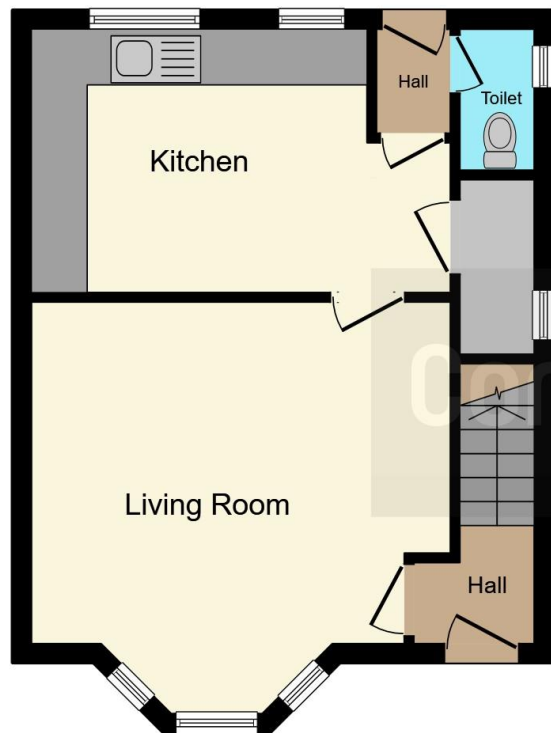
Brick paved driveway providing off road parking.

Rear:

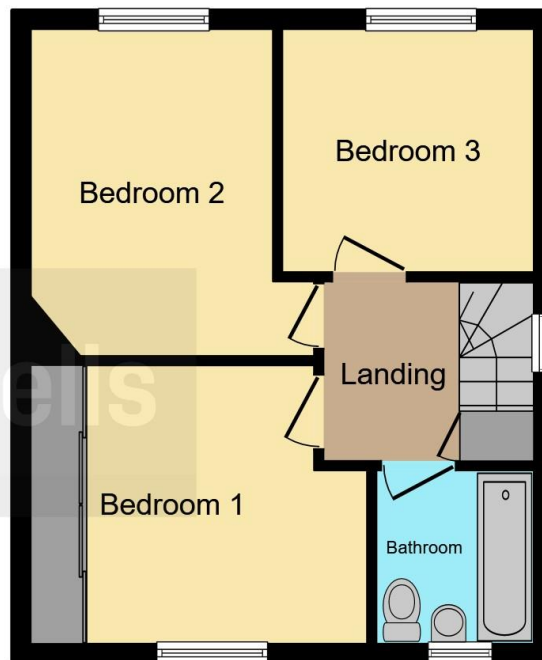
Block paved garden, two storage sheds and side access.







**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](http://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/WED311877](http://connells.co.uk/Property/WED311877)**



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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