



Connells

Lodge Road
Wednesbury



Property Description

Connells Estate Agents are delighted to present this well-maintained two-bedroom semi-detached home, offered to the market with no upward chain.

The ground floor features a spacious and light-filled through lounge, providing an ideal space for both relaxing and entertaining. The modern fitted kitchen offers ample storage and workspace, with direct access to the rear garden, while a convenient downstairs WC completes the accommodation.

To the first floor, the property boasts two generously sized double bedrooms and a well-appointed family bathroom.

Externally, the home benefits from a private rear garden with a patio area and lawn, perfect for outdoor dining and family enjoyment. Additional features include a garage with power and lighting, a useful brick-built storage shed, and a driveway providing off-road parking. A lawned front garden further enhances the property's kerb appeal.

This attractive home would make an excellent first-time purchase, downsizing opportunity, or investment, and early viewing is highly recommended.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, vinyl flooring, ceiling light point, radiator, stairs to the first floor and doors leading to the lounge, kitchen and WC.

Lounge

17' 1" Max x 11' 10" Max (5.21m Max x 3.61m Max)

Having double glazed windows to the front and rear aspects, vinyl flooring, two ceiling light points and two radiators.

Kitchen

12' 6" x 9' 10" (3.81m x 3.00m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having two double glazed windows to the rear aspect, tiled splash back, vinyl flooring, electric oven and hob with cooker hood over, a sink with dainer, ceiling spotlights, plumbing for utilities and space for appliances and a double glazed door leading to the rear garden.

Wc

Having a double glazed window to the front aspect, vinyl flooring, ceiling light point and a WC.

First Floor

Landing

Having two double glazed windows to the front aspect, carpeted flooring, ceiling light point and doors leading to the bedrooms and bathroom.

Bedroom One

11' 6" Max x 9' 6" Max (3.51m Max x 2.90m Max)

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

Bedroom Two

12' 6" x 11' 10" (3.81m x 3.61m)

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

Bathroom

Having a double glazed window to the

front aspect, a bath with shower over, WC, wash hand basin, laminate flooring, ceiling light point and a radiator.

Outside

Front:

Having a tarmac driveway, lawn and path to the front door.

Rear:

Having a block paved patio, lawn, brick storage shed and side access to the front of the property.

Garage

17' 1" x 8' 2" (5.21m x 2.49m)

Having an up and over door, power, lighting and double glazed door to the garden.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





To view this property please contact Connells on

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22 Spring Head
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WED312398



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