

Connells

Lea Avenue
Wednesbury

Lea Avenue
Wednesbury WS10 7NP

for sale offers over
£250,000







Property Description

NO UPWARD CHAIN - READY TO MOVE INTO - GARAGE & OFF-ROAD PARKING

Situated on a popular estate in Wednesbury, this well-presented three-bedroom semi-detached home is offered for sale with no upward chain, making it an ideal purchase for those looking to move straight in.

The ground floor boasts a spacious open-plan kitchen and living area, creating a fantastic space for both everyday living and entertaining, with double doors opening directly onto the rear garden.

To the first floor are three well-proportioned bedrooms and a fully tiled family bathroom.

Externally, the property benefits from a block-paved driveway providing off-road parking, along with a useful garage. To the rear is a good-sized garden offering plenty of potential for buyers looking to make the space their own, with convenient side access leading to the front of the property.

Early viewing is highly recommended to appreciate the space and potential this home has to offer.

Entrance Porch

Entance Hallway

Open Plan Kitchen Living Area

25' 6" Max x 18' 4" Max (7.77m Max x 5.59m Max)

First Floor

Landing

Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m)

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.10m)

Bedroom Three

8' 6" Max x 7' 10" Max (2.59m Max x 2.39m Max)

Bathroom

7' 10" x 7' 3" (2.39m x 2.21m)

Agents Note

an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







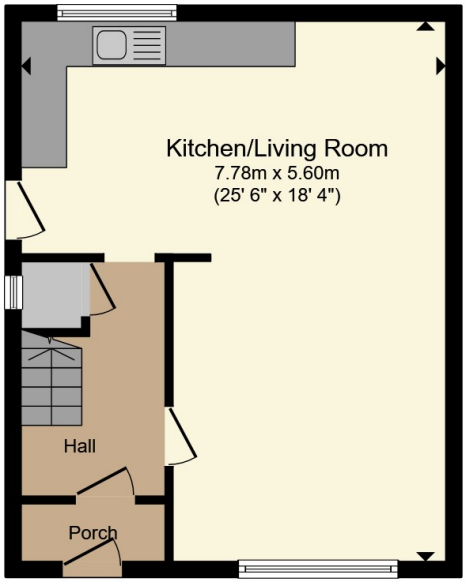




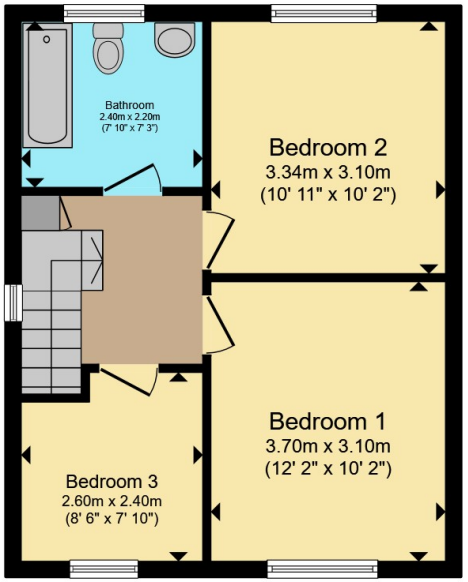




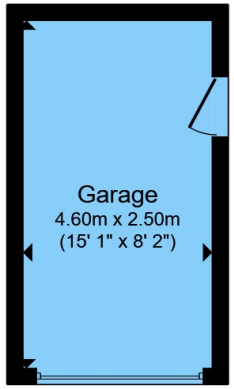




Ground Floor



First Floor



Garage

Total floor area 91.5 m² (985 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WED312519

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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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