



Connells

Handley Street
Wednesbury



Property Description

Connells Estate Agents are pleased to market for sale this stunningly presented and well-maintained three bedroom property, ideally situated on a popular road in Wednesbury. The property benefits from excellent access to local shops, popular schools, public transport links and the motorway network.

The ground floor welcomes you with a spacious entrance hallway leading into a bright and beautifully presented lounge. To the rear is a fully fitted kitchen with ample space for dining and a double glazed door providing access to the rear garden. Completing the ground floor is a recently refurbished and stylish family bathroom.

To the first floor are three generously sized double bedrooms, all of which comfortably accommodate a double bed, along with the added benefit of a useful upstairs WC.

Externally, the property offers a generous driveway providing parking for multiple vehicles to the front. The rear garden has been designed for low-maintenance living and benefits from a gate providing direct access to Goldcroft Park, making this an excellent feature for families and those who enjoy outdoor space.

An excellent opportunity for buyers seeking a well-presented home in a convenient Wednesbury location.

Ground Floor

Hallway

Having a double glazed front entrance door, tiled flooring, ceiling spot lights, stairs to the first floor and door to the lounge.

Lounge

14' 5" x 11' 2" (4.39m x 3.40m)

Having a double glazed window to the front aspect, wool carpeted flooring, ceiling light point, radiator and door leading to the kitchen.

Kitchen

13' 1" x 9' 10" (3.99m x 3.00m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate work tops over. Having a fitted sink, space for appliances, plumbing for utilities, tiled flooring, under floor heating, ceiling light point, tiled splash backs, radiator and door to the storage cupboard which currently houses a washing machine and dryer. A double glazed door from the kitchen gives access to the rear garden.

Bathroom

10' 2" x 4' 7" (3.10m x 1.40m)

Having a double glazed window to the side aspect, bath with shower over, WC, wash hand basin, tiled flooring, under floor heating, ceiling light point and towel radiator.

First Floor

Landing

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point, radiator and doors leading to the bedrooms and WC.

Bedroom One

13' 5" x 9' 8" (4.09m x 2.95m)

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

Bedroom Two

11' 10" x 11' 10" (3.61m x 3.61m)

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

Bedroom Three

11' 6" x 10' 2" (3.51m x 3.10m)

Having two double glazed windows to the front aspect, carpeted flooring, ceiling light point and a radiator.

Wc

Having oak laminate flooring, a ceiling light point, wash hand basin and WC.

Outside

Front:

Having a brick paved driveway to the front.

Rear:

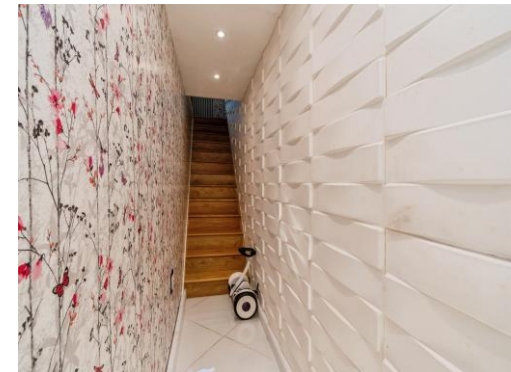
Having a brick paved patio, artificial lawn and side access to the front of the property.

Loft Space

Having a pull down ladder installed for access, fully boarded for storage, ceiling light point and electrical sockets.

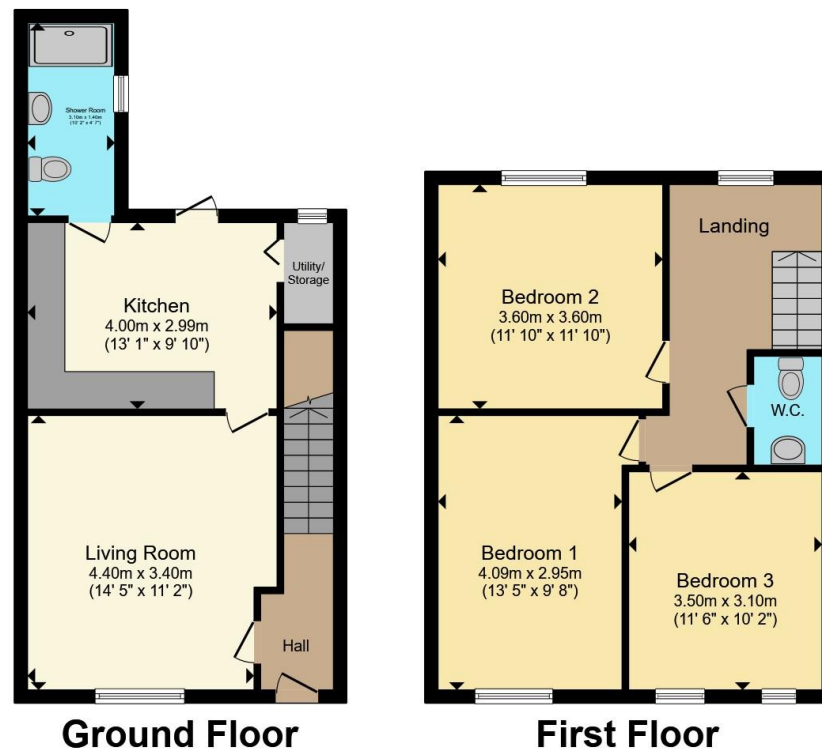
Agents Notes

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









Total floor area 91.1 m² (980 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



To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Spring Head
 WEDNESBURY WS10 9AD

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312587



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.

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