

for sale

£290,000 Freehold



Collins Road Wednesbury WS10 0RZ

Connells Estate Agents in Wednesbury are pleased to market for sale this well-presented three bedroom semi-detached home, situated on a popular road in Wednesbury and offered for sale with no onward chain.



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Property Details

Ground Floor Entrance Porch

Having a double glazed front entrance door, carpeted flooring, ceiling light point and door leading to the hallway.

Hallway

Having carpeted flooring, ceiling light point , radiator, stairs leading to the first floor and doors giving access to the lounge and dining room.

Lounge 16' 4" x 10' 6" (4.98m x 3.20m)

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

Dining Room 13' 7" x 10' 2" (4.14m x 3.10m)

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

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

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate work tops over. Having double glazed windows to the rear and side aspects, a sink with

drainer, space for appliances and plumbing for utilities, integrated cooker hood, vinyl flooring, tiled splash back, ceiling light point and double glazed Door giving access to the rear garden.

First Floor Landing

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

Bedroom One 16' 3" Max x 10' 6" Max (4.95m Max x 3.20m Max)

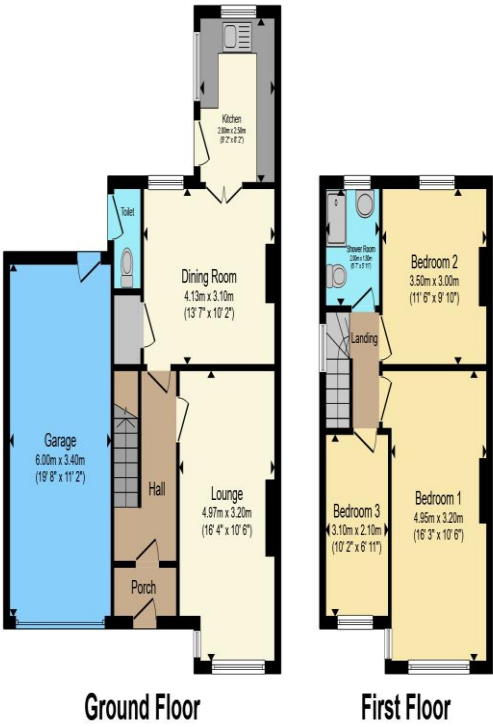
Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

Agents Note

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.

Bedroom Two 11' 6" x 9' 10" (3.51m x 3.00m)

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



To view this property please contact Connells on

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Property Ref: WED312568 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

Total floor area 111.3 m² (1,198 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



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.