



Connells

Waverley Road
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom home located on popular road in Darlaston, offered with no upward chain. A great purchase for both first time buyers and investors.

To the ground floor the property comprises of two spacious reception rooms, a fully fitted kitchen and a family bathroom. Upstairs are three double bedrooms.

Outside the property benefits from having a rear garden.

The properties location benefits from being close to both junctions 9 & 10 of the M6, popular local schools, shops and junction 9's retail park having major retailers.

Dining Room

Double glazed entrance door and bay window to front, radiator, ceiling light point and door to lounge.

Lounge

Accessed via the inner hall with stairs to first floor landing, double glazed window to rear, radiator, ceiling light point, under stairs storage cupboard, carpet flooring and access through to kitchen.

Kitchen

Double glazed window and door to side, fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated cooker hood, plumbing for utilities, ceiling spotlights and door to rear hallway.

Rear Hallway

Door to shower room.

Shower Room

Double glazed window to side, shower cubicle, wash hand basin, WC, ceiling light point, radiator, tiled floor and part tiled walls.

First Floor Landing

Doors to bedrooms.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Garden

Patio and access to brick storage.





Total floor area 85.4 m² (919 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: D Council Tax Band: A

view this property online connells.co.uk/Property/WED312322

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED312322 - 0002