



**Connells**

Moor Street  
WEDNESBURY



## Property Description

Connells Estate Agents are thrilled to introduce this three-bedroom semi-detached property in the heart of Wednesbury.

As you step inside, you'll be greeted by the spacious lounge, perfect for relaxing and unwinding after a long day. The fitted kitchen comes complete with plumbing for utilities and space for appliances. And, to top it all off, a modern fitted shower room adds a touch of luxury to your daily routine.

The first floor is home to three spacious bedrooms. Whether you're a growing family, a couple looking for a peaceful haven, or an individual seeking a comfortable abode, this property has something for everyone.

Outdoors, the low-maintenance wrap-around block paved garden is a haven for those who love to entertain or simply enjoy the fresh air. And, with a large frontage that's just begging to be transformed into a driveway (subject to planning permission), the possibilities are endless!

Come and fall in love with this Wednesbury gem today!

## Entrance Hallway

Double glazed entrance door to front, stairs to first floor landing and door to lounge.

## Lounge

11' 4" max x 15' 7" max ( 3.45m max x 4.75m max )

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

## Kitchen

15' 7" x 7' 2" ( 4.75m x 2.18m )  
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, space for oven, cooker hood, plumbing for utilities, radiator, laminate flooring, ceiling light point, under stairs storage cupboard with double glazed window to side, and door to rear hallway.

## Rear Hallway

Double glazed door to side leading to rear garden and door to shower room.

## Shower Room

Double glazed window to side, WC, vanity wash hand basin, shower cubicle, laminate floor and ceiling light point.

## First Floor Landing

Double glazed window to side and doors to the three bedrooms.

## Bedroom One

15' 7" max x 10' 4" max ( 4.75m max x 3.15m max )  
Two double glazed windows to front, storage cupboard, radiator, carpet and ceiling light point.

## Bedroom Two

8' 8" max x 12' 1" max ( 2.64m max x 3.68m max )  
Double glazed window to rear, radiator, carpet and ceiling light point.

## Bedroom Three

7' 4" x 7' 5" ( 2.24m x 2.26m )  
Double glazed window to rear, radiator, laminate flooring and ceiling light point.

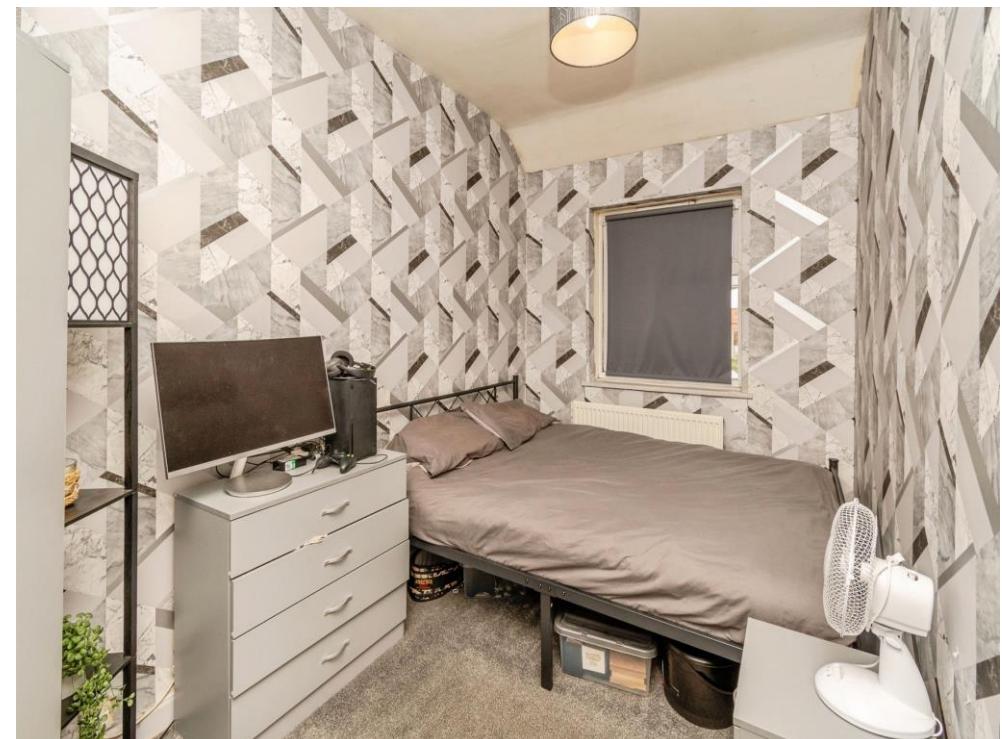
## Outside

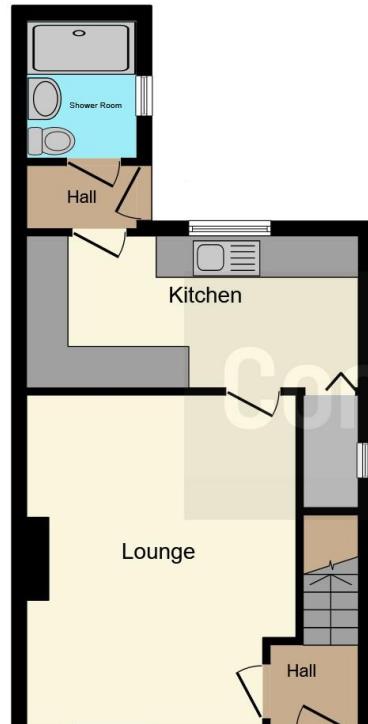
### Front:

Lawned front garden and path to front door.

### Rear:

Block paved garden to rear and side, and side access to front elevation.





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)



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22 Springhead  
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EPC Rating: D    Council Tax  
 Band: A

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Tenure: Freehold



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