



Connells

Rough Hay Road
Wednesbury

Rough Hay Road Wednesbury WS10 8HN

for sale
£175,000



Property Description

Connells Estate Agents are delighted to present this well-maintained two-bedroom home in the popular area of Darlaston, offered for sale with no onward chain.

The ground floor features a spacious lounge/diner, providing an excellent space for both relaxing and entertaining. To the rear is a well-presented fitted kitchen offering ample cupboard and work top space, with direct access to the rear garden, along with the added convenience of a downstairs WC.

Upstairs, the property offers two generous double bedrooms and a modern family bathroom. A spacious landing provides a versatile additional area, currently utilised as a home office, making it ideal for those who work from home or require extra flexible living space.

Externally, the property benefits from a private rear garden with a patio seating area, lawn, and a useful brick-built outbuilding, offering excellent storage or potential for a workshop.

Situated close to a range of local amenities, schools and excellent transport links, this fantastic home is perfectly suited to first-time buyers, down sizers and investors alike. Early viewing is highly recommended.

Lounge/Diner

27' 3" MAX x 11' 10" MAX (8.31m MAX x 3.61m MAX)

Having a double glazed front entrance door, double glazed windows to the front and rear aspect, stairs to the first floor, door to the kitchen, carpeted flooring, two ceiling light points and two radiators.

Kitchen

13' 5" MAX x 5' 11" MAX (4.09m MAX x 1.80m MAX)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work tops

over. Having a double glazed window to the side aspect, a sink with drainer, central heating boiler, tiled flooring, tiled splash backs, space for appliances, plumbing for a washing machine, a ceiling light point, door leading to the WC and double glazed door leading to the rear garden.

Wc

Having a double glazed window to the side aspect, tiled walls and flooring, towel radiator, wash hand basin, WC and ceiling light point.

First Floor

Landing

Having a double glazed window to the side aspect, carpeted flooring, two ceiling light points, radiator and doors leading to the bedrooms and bathroom.

Bedroom One

12' 10" x 11' 6" (3.91m x 3.51m)

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

Bedroom Two

12' 10" x 8' 2" (3.91m x 2.49m)

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

Bathroom

Having a double glazed window to the rear aspect, a bath with shower over, WC, wash hand basin, part tiled walls, vinyl flooring, ceiling light point and a radiator.

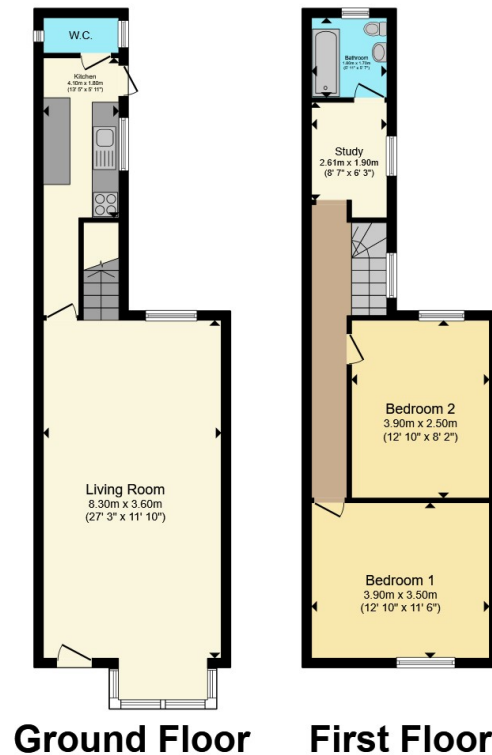
Rear Garden

Having a block paved patio, lawn and brick outbuilding.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Total floor area 85.8 m² (923 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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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/WED311990

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.

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