

for sale

offers in the region of **£210,000** Freehold



Charlotte Road Wednesbury WS10 7NF

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



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Property Details

Entrance Porch

Door leading to entrance hall.

Entrance Hallway

Stairs leading to first floor landing and radiator. Doors leading to kitchen and lounge. Laminate flooring.

Lounge 24' 5" x 9' 10" (7.44m x 3.00m)

Large through lounge with double glazed windows to front aspect and rear aspect. Radiator and carperted.

Kitchen 10' 10" x 7' 7" (3.30m x 2.31m)

Double glazed windows to rear and side aspect. Door leading to rear garden. Wall and base units with laminate work tops over. Tiled splashback. Sink, drainer and space for all appliances. Laminate flooring. Radiator.

First Floor Landing

Double glazed window to side aspect. Doors leading to all bedrooms and bathroom.

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

Double glazed window to front aspect. Radiator and carpet.

Bedroom 2 11' 2" x 7' 11" (3.40m x 2.41m)

Double glazed window to rear. Radiator and laminate flooring.

Bedroom 3 7' 3" x 5' 7" (2.21m x 1.70m)

Double glazed window to the front aspect. Radiator and carpet.

Bathroom

Double glazed window to rear aspect. Part tiled walls and laminate flooring. WC, wash hand basin and bath tub with shower overhead.

Outside

Front:

Paved front garden with potential for a driveway STPP.

Rear:

Paved patio area with grass area and various shrubs.





To view this property please contact Connells on

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22 Spring Head
WEDNESBURY WS10 9AD

Property Ref: WED312560 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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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