



Connells

Little Cross Street
WEDNESBURY

Little Cross Street WEDNESBURY WS10 8ET

for sale offers over
£170,000



Property Description

Situated on Little Cross Street in Wednesbury, this two-bedroom end-terraced property offers well-proportioned accommodation, a modern fitted kitchen and particularly spacious rear garden.

The ground comprises a good-sized lounge, accessed directly from the front entrance, leading through to a hallway with two useful storage cupboards. To the rear is a generously sized kitchen, featuring a fairly modern finish and views over the large rear garden.

Upstairs, the property offers two double bedrooms, with the master bedroom benefiting from fitted wardrobes, alongside a family bathroom.

Externally, the property boasts a generous rear garden with an outbuilding currently used as a bar, providing a versatile space for entertaining or relaxing. While there is no private driveway, on-street parking is available.

An ideal opportunity for first-time buyers, couple of investors alike, this property offers practical living space with the benefit of a substantial rear garden and scope to personalise to suit individual tastes.

Lounge

12' 4" x 12' 2" (3.76m x 3.71m)

Front door leads straight to lounge. Double glazed window to front. Laminate flooring, gas fire and door leading to hallway.

Hallway

Stairs to leading to first floor landing and door leading to kitchen. Storage cupboards.

Kitchen

12' 5" x 10' 2" (3.78m x 3.10m)

Double glazed window to rear and door leading to rear garden. Wall and base units with worktops over. Sink and drainer and integrated oven and hob. Space for fridge-freezer and other appliances. Tiled splash back and breakfast bar area.

First Floor Landing

Doors leading to both bedrooms and bathroom.

Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed window to front, fitted wardrobes and carpet.

Bedroom Two

12' 2" x 10' 10" (3.71m x 3.30m)

Double glazed window to rear and laminate flooring.

Bathroom

Wash hand basin with vanity unit and WC. Bath tub with shower over. Tiled walls.

Outside

Rear Garden:

Astro-turf and decking, with further grass area and slabbed pathway. Various shrubs, bushes and plants with access to rear outbuilding.

Outbuilding

23' x 16' 1" (7.01m x 4.90m)

Double glazed double doors and double glazed window. Electric, heating and laminate flooring.

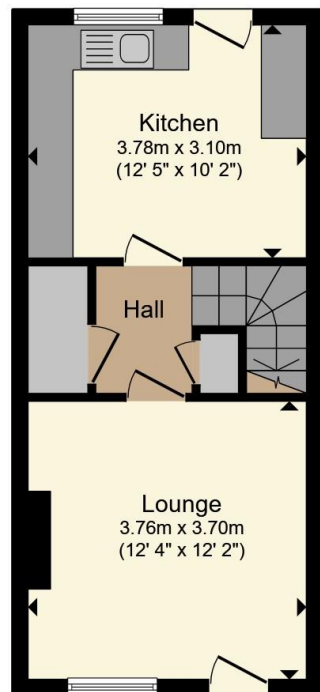
Agency Notes

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.

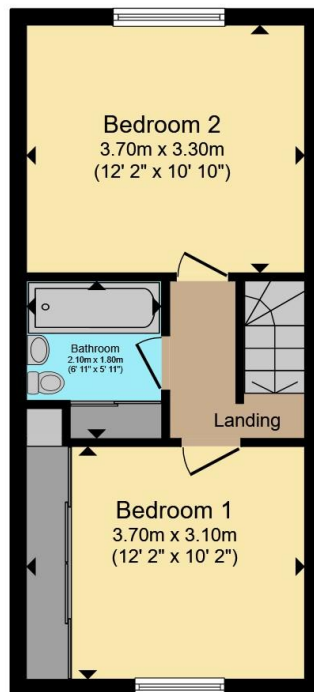




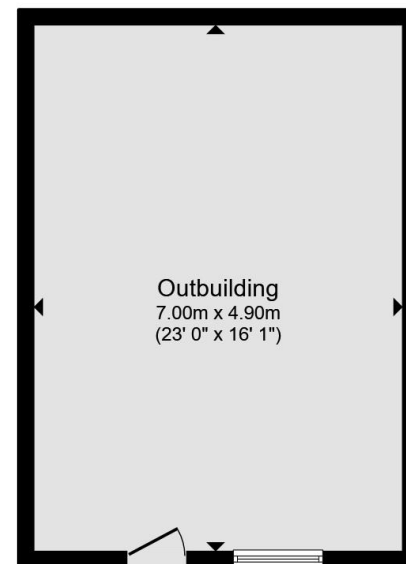




Ground Floor



First Floor



Outbuilding

Total floor area 98.6 m² (1,061 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

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EPC Rating: C Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312051



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