

Connells

Ridding Lane
Wednesbury

Ridding Lane
Wednesbury WS10 9AN

for sale
£175,000







Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three-bedroom property, ideally situated close to Wednesbury Town Centre and offered for sale with no upward chain.

In need of modernisation, the property offers excellent potential and briefly comprises two spacious reception rooms, a fitted kitchen and a family bathroom to the ground floor.

To the first floor are three well-proportioned bedrooms, with a further loft room providing additional versatile space.

Externally, the property benefits from a paved frontage, whilst to the rear is a low-maintenance garden with useful outbuildings.

An ideal opportunity for buyers looking to put their own stamp on a property. Early viewing is highly recommended.

Ground Floor

Reception Room
12' 7" Max x 11' 10" Max (3.84m Max x 3.61m Max)

Living Room
13' 1" x 12' 7" (3.99m x 3.84m)

Rear Lobby

Kitchen
11' 6" x 8' 6" (3.51m x 2.59m)

Utility
8' 2" x 8' 2" (2.49m x 2.49m)

Shower Room
8' 2" x 6' 11" (2.49m x 2.11m)

First Floor

Landing

Agents Note

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.

Bedroom One
14' 9" Max x 9' 10" Max (4.50m Max x 3.00m Max)

Bedroom Two
12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom Three
12' 6" x 6' 3" (3.81m x 1.91m)

Second Floor

Loft Room
16' 5" Max x 13' 9" Max (5.00m Max x 4.19m Max)



















Total floor area 116.7 m² (1,256 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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22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312759

The Property Ombudsman

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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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