





Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three-bedroom home in Darlaston, offered with no upward chain. The property offers great potential throughout and would make an ideal first-time purchase.

To the ground floor, the property comprises a spacious lounge with doors leading out to the rear garden, allowing plenty of natural light into the room. There is also a separate kitchen with plumbing for utilities and space for appliances.

To the first floor are three good-sized bedrooms and a family bathroom fitted with both a bath and separate shower.

Externally, the property benefits from ample off-road parking to the front, along with a rear garden featuring a block-paved patio and lawn. The property also benefits from a garage, accessed via up-and-over doors from the front.

The property is conveniently situated for a range of transport links, including nearby train and Metro services, as well as providing easy access to junctions 9 and 10 of the M6. Popular local schools and major retailers are also within easy reach.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, stairs leading to the first floor, carpeted flooring, ceiling light point, radiator and doors leading to the lounge, kitchen and under stairs storage cupboard.

Kitchen

10' 6" x 7' 10" (3.20m x 2.39m)

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, tiled flooring and splash backs, space for appliances, plumbing for utilities, integrated extractor fan, a one and a half bowl sink with drainer, ceiling light point and double glazed door giving access to the rear garden.

Lounge

13' 9" x 11' 10" (4.19m x 3.61m)

Having a double glazed window to the rear aspect, double glazed french doors giving access to the rear garden, carpeted flooring, ceiling light point and a radiator.

Landing

Having carpeted flooring, a ceiling light point and doors leading to the bedrooms and shower room.

Bedroom One

13' 9" Max x 11' 6" Max (4.19m Max x 3.51m Max)

Having two double glazed windows to the front aspect, a storage cupboard, carpeted flooring, ceiling light point and a radiator.

Bedroom Two

11' 10" x 7' 7" (3.61m x 2.31m)

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

Bedroom Three

11' 6" Max x 5' 11" Max (3.51m Max x 1.80m Max)

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 side aspect, a bath, shower cubicle, wash hand basin, WC, radiator, ceiling light point, tiled walls and vinyl flooring.

Outside

Front:

Having a driveway providing off road parking and access to the garage.

Rear:

Having a block paved patio, lawn and side access leading to the front of the property.

Garage

Having an up and over entrance door to the front of the property.

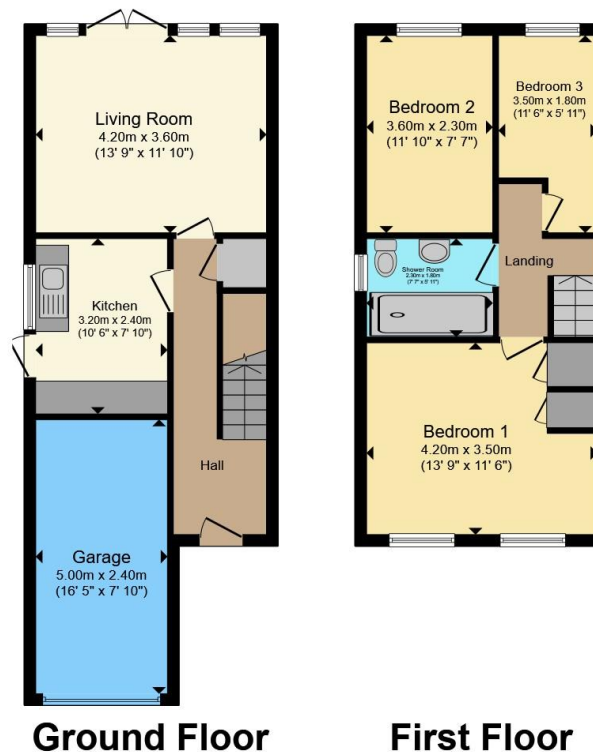
Agents Note

an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 83.4 m² (898 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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22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WED312586



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