



Connells

Johnson Road
Wednesbury



Property Description

Situated in a popular residential setting, this well presented three-bedroom semi-detached property offers spacious accommodation throughout, a modern kitchen and a generous rear garden with a useful electrically powered outbuilding.

Upon entering, the property offers a welcoming entrance leading through to a large and comfortable lounge, providing an excellent space for both relaxing and entertaining. To the rear is a modern fitted kitchen, offering a contemporary and practical space for everyday family living. A convenient downstairs WC completes the ground floor.

To the first floor are three good-sized bedrooms providing flexible accommodation for families, guests or those requiring a home office. The floor is completed by a modern family bathroom, fitted with contemporary fixtures and fittings.

Externally, the property benefits from having a good-sized rear garden, providing a great outdoor space for entertaining, relaxing or enjoying the warmer months. The garden also features an outbuilding with electricity, offering excellent additional space for storage, a workshop, home office or hobby room, subject to the purchasers' requirements.

Agents Note

The property is of non standard construction, please speak with your conveyancer.

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.

Entrance Hallway

Front door leading to entrance hallway. Door to downstairs toilet, door leading to kitchen and stairs to first floor landing.

Downstairs Toilet

Tiled floor to ceiling, double glazed window to front, WC and wash hand basin.

Lounge

21' 10" x 12' (6.65m x 3.66m)

Double glazed window to front and double glazed window to rear. Laminate flooring.

Kitchen

12' 6" x 7' 10" (3.81m x 2.39m)

Double glazed window to rear and door leading to rear garden. Wall and base units with work tops over. Sink and drainer, integrated oven, hob and cooker hood and space for other appliances. Tiled flooring and splashback areas.

First Floor Landing

Doors leading to all bedrooms and bathroom.

Bedroom 1

12' 1" x 10' 2" (3.68m x 3.10m)

Double glazed window to front, storage cupboard and carpet flooring.

Bedroom 2

11' 10" x 9' 10" (3.61m x 3.00m)

Double glazed window to rear, storage cupboard and carpet flooring.

Bedroom 3

8' 2" x 8' 1" (2.49m x 2.46m)

Double glazed window to front and carpet flooring.

Bathroom

Double glazed window to rear. Tiled walls and laminate flooring. Bath tub with shower over, WC and wash hand basin.

Outside

Front:

Grassed front with fence.

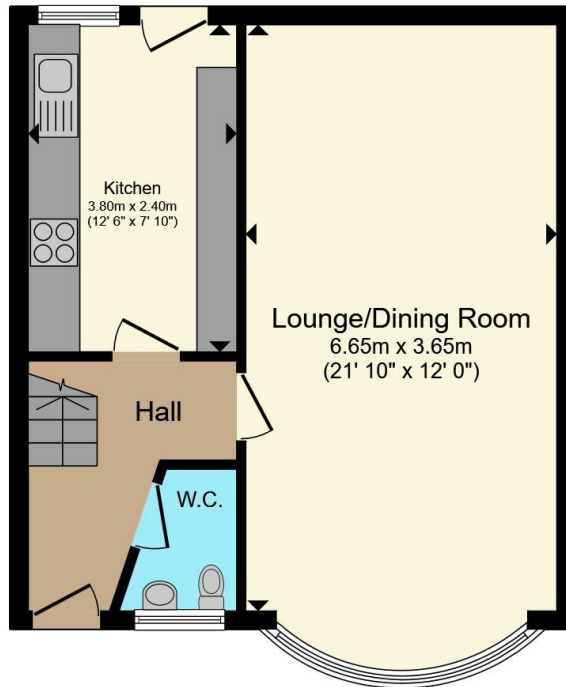
Rear:

Slabbed rear garden with outer-house.

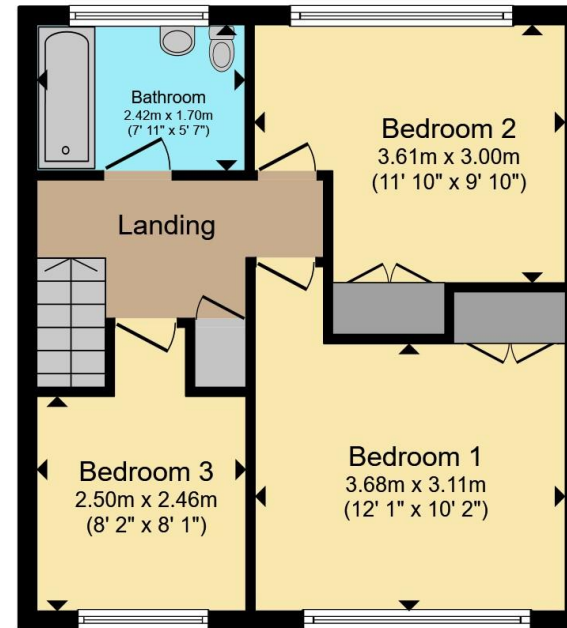








Ground Floor



First Floor

Total floor area 84.9 m² (914 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
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312593



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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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