



Connells

Herberts Park Road
Wednesbury

Herberts Park Road Wednesbury WS10 8QH

for sale offers over
£190,000



Property Description

Connells Estate Agents are thrilled to present a home that truly ticks all the boxes - and the best part? No upward chain means a smoother move for you!

Step inside to a beautifully decorated lounge that effortlessly combines living and dining spaces, creating the ideal environment for both relaxation and entertaining. The fully fitted kitchen is a culinary enthusiast's dream, with ample space for all your appliances and perfectly positioned utilities. The charming conservatory adds an extra dimension of light and space.

Upstairs, two generous double bedrooms await, promising peaceful nights and personal sanctuary. The family bathroom provides all the modern conveniences you could want, ensuring comfort for the entire household.

The property's exterior is equally impressive. A convenient driveway offers off-road parking, while the expansive rear garden is a true outdoor oasis. With a delightful patio, lush lawn, and convenient side access, this space is perfect for summer barbecues, gardening, or simply enjoying the outdoors.

Location is key, and this property delivers! Situated close to popular local schools, convenient shops, and excellent transport links, you're just a short drive from junctions 9 & 10 of the M6.

Entrance Hall

Double glazed entrance door to side, further doors to the lounge and kitchen.

Lounge

15' 7" x 12' 6" (4.75m x 3.81m)

Double glazed window to front, stairs to first floor landing, laminate floor, two ceiling light points and radiator.

Kitchen

12' 5" x 8' 2" (3.78m x 2.49m)

Two double glazed windows to rear, door to rear leading to conservatory, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, plumbing for utility, space for appliances, tiled floor and ceiling light point.

Conservatory

10' 7" x 7' 4" (3.23m x 2.24m)

Tiled flooring, double glazed door to rear garden.

First Floor Landing

Laminate flooring, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window to front, laminate flooring, ceiling light point and radiator.

Bedroom Two

12' 5" x 8' 6" (3.78m x 2.59m)

Two double glazed windows to rear, laminate floor, ceiling light point and radiator.

Bathroom

Tiled walls, laminate flooring, bath with shower over, WC, wash hand basin, radiator and ceiling spotlights.

Outside

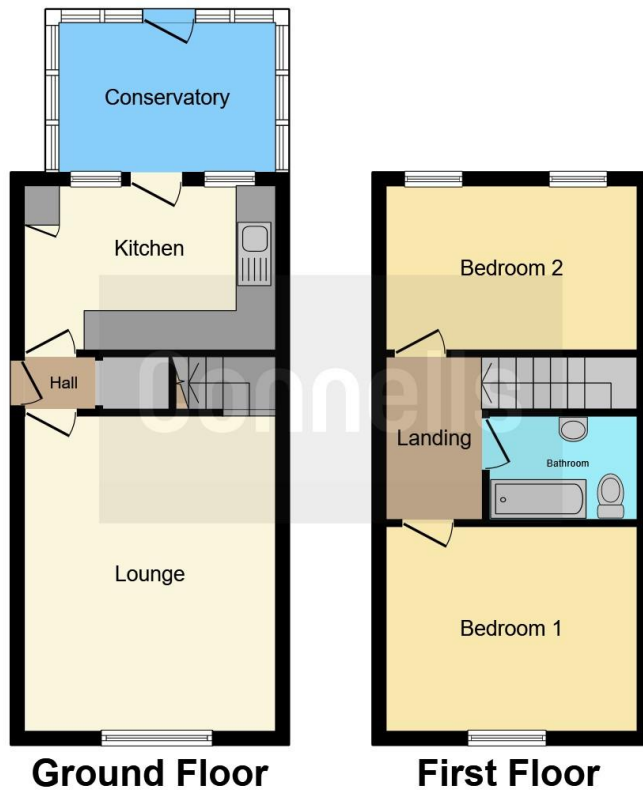
Front:
Graveled driveway

Rear:
Block paved patio, lawn and side access.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





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.focalagent.com

To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Spring Head
 WEDNESBURY WS10 9AD

EPC Rating: C Council Tax
 Band: A

view this property online connells.co.uk/Property/WED312275



Tenure: Freehold



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