

for sale

offers in the region of **£250,000** Freehold



Willow Avenue Wednesbury WS10 9LZ

Connells Estate Agents in Wednesbury are delighted to offer for sale this spacious three-bedroom semi-detached property, ideally situated on a popular residential estate. Viewing is highly recommended to fully appreciate the generous and versatile accommodation this property has to offer.

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Property Details

Entrance Porch

Double glazed door and windows to front aspect. Door leading to entrance hallway.

Entrance Hall

Stairs leading to first floor landing. Radiator and storage cupboard. Doors leading to kitchen and lounge.

Kitchen 11' 4" x 11' 3" (3.45m x 3.43m)

Double glazed window to front aspect. Radiator and ceiling light point. Tiled flooring and tile splash backs. Wall and base units with worktops over. Sink and drainer, integrated oven and hob with space for other appliances. Door leading to utility.

Utility Irregular Shaped Room 21' 11" x 11' 10" (6.68m x 3.61m)

Door leading to rear garden and door leading to downstairs WC. Base units with work tops over.

Downstairs Toilet

First Floor Landing

Doors leading to all bedrooms and shower room.

Bedroom One 12' 4" x 9' 1" (3.76m x 2.77m)

Double glazed window to rear aspect. Laminate flooring, radiator and ceiling light point.

Bedroom Two 11' 9" x 11' 2" (3.58m x 3.40m)

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

Bedroom Three 8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to rear. Laminate flooring, radiator and ceiling light point.

Shower Room

DG window to front aspect. Tiled floor to ceiling. Toilet, wash hand basin and walk in shower. Raditor and ceiling light point.

Garage 19' 1" x 9' 3" (5.82m x 2.82m)

Outside

Front:

Block paved front garden with various shrubs and borders. Driveway to side and access to garage via roller door.

Rear:

Paved rear garden with various bushes and shrubs.





To view this property please contact Connells on

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22 Spring Head
WEDNESBURY WS10 9AD

Property Ref: WED312564 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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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