



Connells

Kent Road
Wednesbury



Property Description

Discover your next home in Wednesbury! Connells Estate Agents are thrilled to present this beautifully maintained 2-bedroom property, located on a sought-after estate and available through our modern method of sale.

The ground floor offers a fantastic layout, beginning with a spacious through lounge that invites relaxation. A charming conservatory adds a lovely extension to your living space, while the modern fitted kitchen is both stylish and practical. You'll also find a convenient outbuilding with plumbing for a washing machine, adding to the home's effortless functionality.

Upstairs, two generously sized bedrooms provide comfortable accommodation, complemented by a well-appointed fitted bathroom.

Outside, the property benefits from a good-sized frontage with potential for a driveway (subject to planning permission). The rear garden is a real treat, boasting a beautifully landscaped design with a patio area and a lush lawn – perfect for enjoying the outdoors. This is a wonderful opportunity to own a delightful property in a prime location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the



calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Glazed entrance door to front and further door into:-

Entrance Hallway

Double glazed window to side, stairs to first floor landing, vinyl flooring, ceiling light point and door to lounge.

Living Room

20' 7" max x 10' 10" max (6.27m max x 3.30m max)
Double glazed window to front, carpeted, two ceiling light points, gas fire with surround, two radiators, door to kitchen and glazed sliding doors to the conservatory.

Kitchen

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

Double glazed window to rear, base units with work surfaces over, electric oven and hob with cooker hood over, tiled splash back, one and a half bowl sink and drainer, plumbing for dishwasher and ceiling light point.

Conservatory

10' 6" x 6' 6" (3.20m x 1.98m)

Vinyl flooring and sliding glazed doors to rear garden.

Side Conservatory/ Utility

Doors from front elevation through to garden, vinyl flooring, laminate work surfaces and plumbing for washing machine.

First Floor Landing

Double glazed window to side, carpeted, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

14' 10" x 8' 10" (4.52m x 2.69m)

Two double glazed windows to front, carpeted, ceiling light point, radiator and storage cupboard.

Bedroom Two

10' 6" x 10' 2" (3.20m x 3.10m)

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

Bathroom

Double glazed window to rear, bath with shower over, part tiled walls, wash hand basin, WC, ceiling light point, radiator and vinyl flooring.

Outside

Front:

Lawn and pathway to front door.

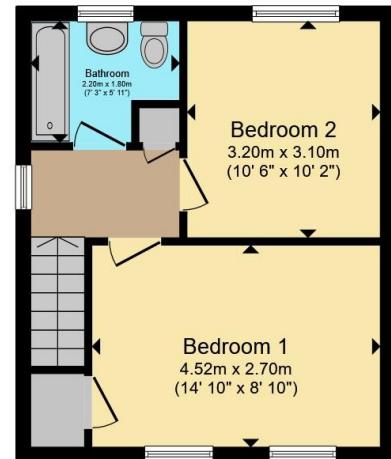
Rear:

Block paved patio, lawn and decorative boarders.





Ground Floor



First Floor

Total floor area 76.2 m² (820 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

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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/WED312085



Tenure: Freehold



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 or services and it is in the buyers interest to check the working condition of any appliances.

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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