



Connells

Queen Street
Moxley Wednesbury

Queen Street Moxley Wednesbury WS10 8RH

for sale offers in the region of
£160,000



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom property, offered with no upward chain.

Brimming with potential, this property benefits from having two reception rooms, a fitted kitchen, and a side room providing extra storage and a much desired downstairs WC.

To the first floor are three good sized bedrooms and a family bathroom.

Outside, the property sits on a large plot, with ample land to both the front and back. The properties location benefits from being close to both junctions 9 & 10 of the M6, and the black country route connecting you to Wolverhampton and Walsall. Major shops, local amenities and popular schools are all nearby.

Ground Floor

Porch

Having door to the front and door leading to the hallway.

Hallway

Having doors leading to the dining room, lounge and kitchen and stairs leading to the first floor.

Dining Room

9' 10" x 10' 10" (3.00m x 3.30m)

Having a double glazed window to the front and door leading to the lounge.

Lounge

10' 10" x 14' 9" (3.30m x 4.50m)

Having double glazed french doors leading to the rear garden.

Kitchen

Having a double glazed window to the rear and door leading to the side room. Being a fitted kitchen with a range of wall, base and drawer units, plumbing for utilities and space for appliances.

Side Room

Having door to the rear garden and door to the WC.

First Floor

Landing

Having doors leading to the bedrooms and bathroom.

Bedroom One

12' 2" x 13' 1" (3.71m x 3.99m)

Having a double glazed window to the front aspect.

Bedroom Two

11' 3" x 12' 2" (3.43m x 3.71m)

Having a double glazed window to the rear aspect.

Bedroom Three

7' 1" x 9' 6" (2.16m x 2.90m)

Having a double glazed window to the front aspect.

Bathroom

Having a double glazed window to the rear aspect, bath, WC and wash hand basin.

Outside

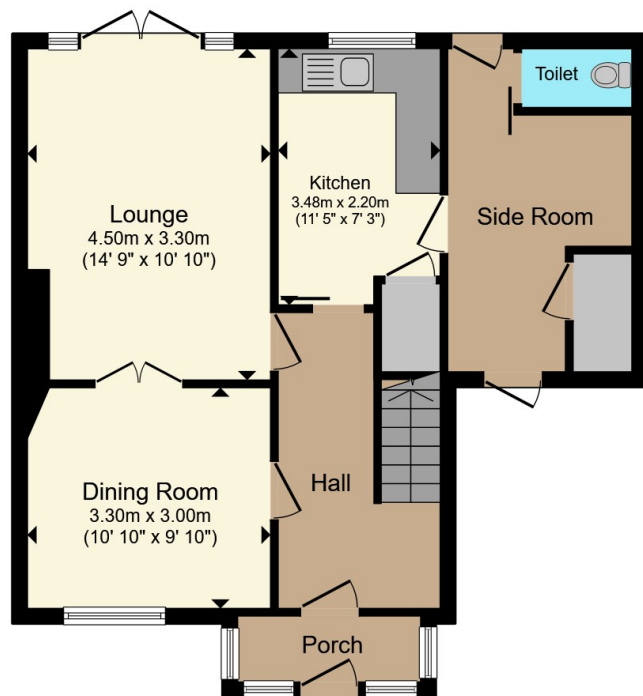
Sitting on a large plot with private rear garden with side access to the front of the property. Having ample off road parking to the front.

Agents Note

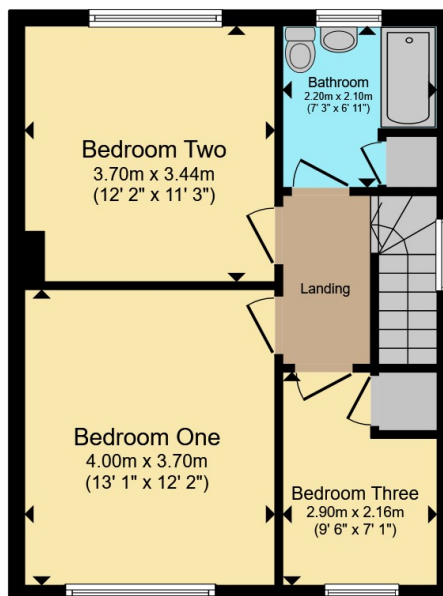
The Vendor has advised that a new boiler was fitted in 2025.

"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."





Ground Floor



First Floor

Total floor area 99.0 m² (1,066 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: C Council Tax
Band: A

view this property online connells.co.uk/Property/WED312489

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, fittings 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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