

Connells

Johnson Road
Wednesbury

Johnson Road
Wednesbury WS10 0ES

for sale
£170,000







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.







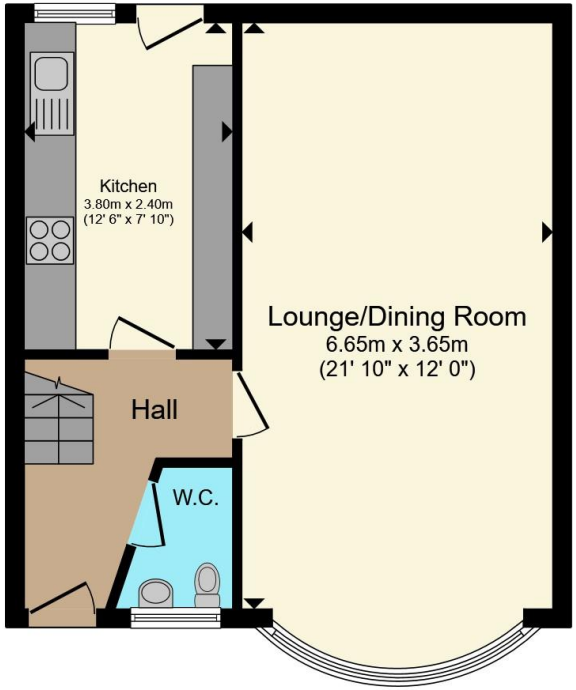


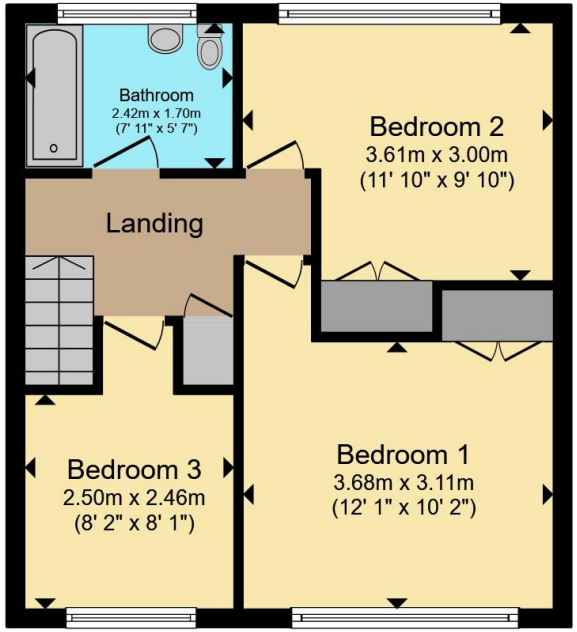












Ground Floor

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

To view this property please contact Connells on

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22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.