



Connells

Charlotte Road
Wednesbury



Property Description

Connells Estate Agents are pleased to offer for sale this three bedroom property, situated on a popular road on the outskirts of Wednesbury, offering convenient access to Tipton and a range of local amenities.

The ground floor comprises a spacious lounge with bay window and a fitted kitchen with space for dining and doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from ample off-road parking to the front and a low-maintenance rear garden.

Ideally located for access to local metro stations, main bus routes and the M6 motorway, the property is also within walking distance of local schools and shops, making it an excellent option for a range of buyers.

Ground Floor

Entrance Porch

Hallway

Lounge

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

Kitchen

16' 9" x 11' 10" (5.11m x 3.61m)

First Floor

Landing

Bedroom One

13' 9" Max x 11' 2" Max (4.19m Max x 3.40m Max)

Bedroom Two

12' 6" x 11' 2" (3.81m x 3.40m)

Bedroom Three

9' 2" Max x 7' (2.79m Max x 2.13m)

Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

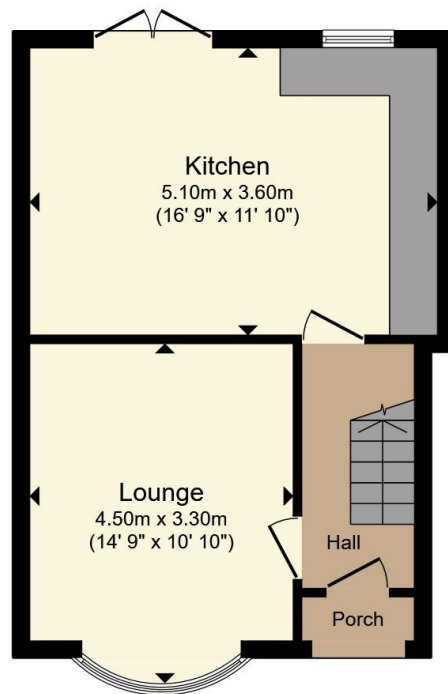
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

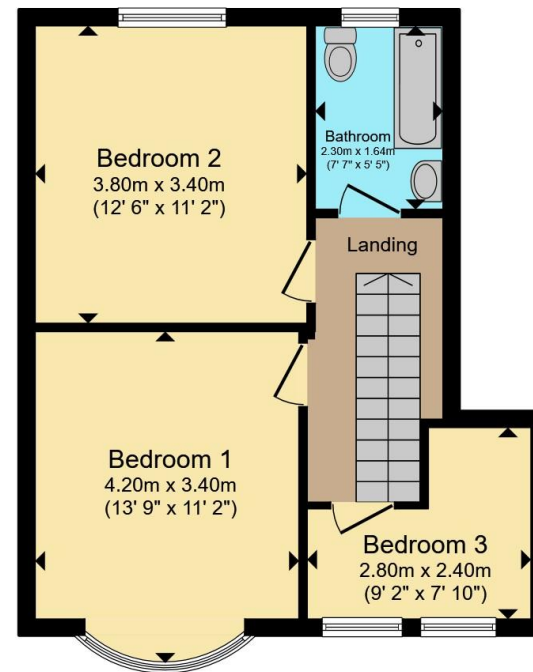








Ground Floor



First Floor

Total floor area 78.9 m² (850 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



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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WED312628



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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