

for sale

offers over **£210,000**



Devon Road Wednesbury WS10 0RU

Located on a highly sought-after residential road in Wednesbury, this well-presented three-bedroom family home is proudly offered for sale by Connells. Offering generous living space throughout and an excellent-sized rear garden, the property is ideally suited to first-time buyers, growing families,

Devon Road Wednesbury WS10 0RU

Ground Floor

Entrance Hallway

Having an entrance door, carpeted flooring, ceiling light point, radiator, window to the side aspect and doors leading to the lounge, reception room, kitchen, storage cupboard and stairs leading to the first floor.

Reception Room

12' 4" x 11' 1" (3.76m x 3.38m)

Having a window to the front aspect, carpeted flooring, ceiling light point and a radiator.

Lounge

11' 5" Max x 9' Max (3.48m Max x 2.74m Max)

Having a window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Kitchen

8' 6" x 8' 6" (2.59m x 2.59m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, door leading to the rear garden, sink with drainer, tiled splash backs, tiled flooring, space for appliances, plumbing

for utilities, a ceiling light point and door to the under stairs storage cupboard.

First Floor

Landing

Having a window to the side, carpeted flooring, ceiling light point and doors leading to the bedrooms, bathroom and WC.

Bedroom One

12' 2" Max x 12' 2" Max (3.71m Max x 3.71m Max)

Having a door to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom Two

11' 6" x 10' (3.51m x 3.05m)

Having a window to the front aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom Three

8' 2" x 8' 2" (2.49m x 2.49m)

Having a window to the front aspect, carpeted flooring, ceiling light point and a radiator.



Outside

Front:

Having a lawn to the front and brick paved driveway to the side giving access to the rear garden.

Rear:

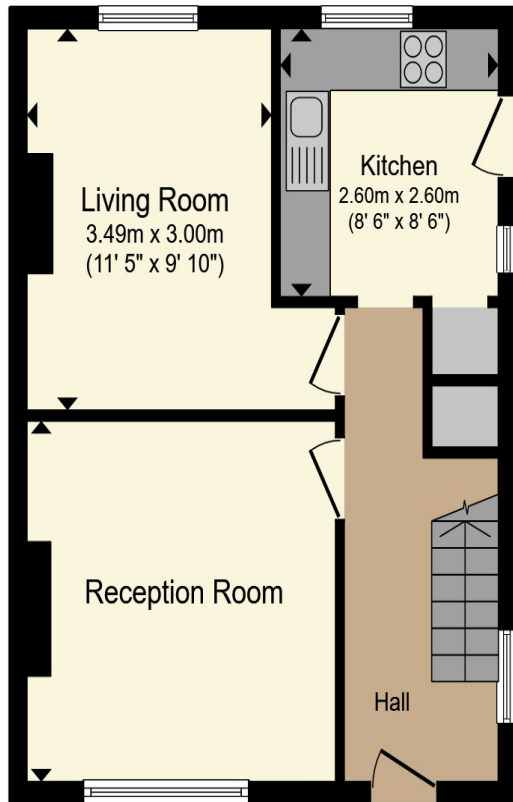
Having a block paved patio, lawn, side access and access to the brick storage room.

Agents Note:

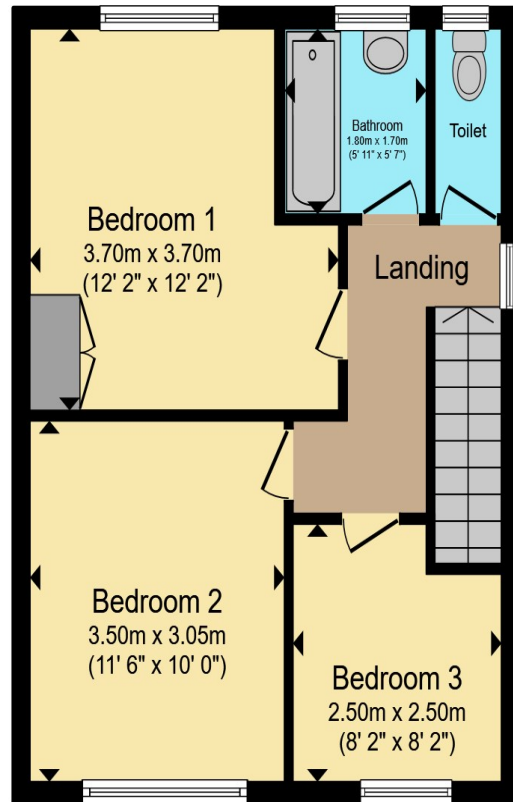
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







Ground Floor



First Floor

Total floor area 82.5 m² (888 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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Property Ref: WED312501 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/WED312501

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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