



**Connells**

Waverley Road  
WEDNESBURY



### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom home located on popular road in Darlaston, offered with no upward chain. A great purchase for both first time buyers and investors.

To the ground floor the property comprises of two spacious reception rooms, a fully fitted kitchen and a family shower room. Upstairs are two double bedrooms.

Outside the property benefits from having a rear garden.

The properties location benefits from being close to both junctions 9 & 10 of the M6, popular local schools, shops and junction 9's retail park having major retailers.

### Reception Room

Double glazed entrance door and bay window to front, radiator, ceiling light point and door to lounge.

### Lounge

Double glazed window to rear, radiator, ceiling light point, access to stairs leading to the first floor landing and to the kitchen.

### Kitchen

Double glazed window and door to side, fitted with a range of wall, draw and base units, sink and drainer, splash back tiling, plumbing for washing machine, space for fridge freezer, ceiling light point, tiled flooring and access to rear hallway.

### Rear Hallway

Storage cupboard, double glazed door to rear garden and door to bathroom.

### Bathroom

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

### First Floor Landing

Doors to bedrooms.

### Bedroom One

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

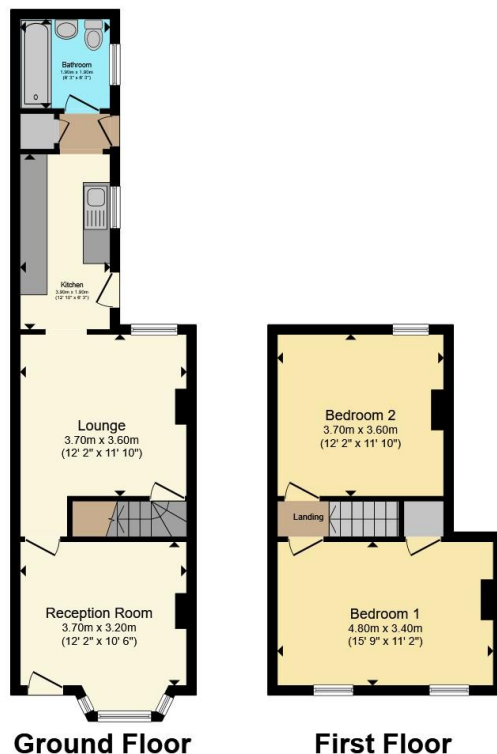
### Bedroom Two

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

### Rear Garden

Block paved garden with a low maintenance lawn.





Total floor area 76.2 m<sup>2</sup> (821 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](http://www.propertybox.io)



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

**view this property online [connells.co.uk/Property/WED312323](http://connells.co.uk/Property/WED312323)**

Tenure: Freehold



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Property Ref: WED312323 - 0003