



**Connells**

Herberts Park Road  
Wednesbury



### Property Description

Connells Estate Agents in Wednesbury are delighted to present this beautifully presented two-bedroom home in Darlaston, offered with no upward chain and ideally suited to first-time buyers, downsizers, or investors alike.

The ground floor briefly comprises a spacious and stylish lounge with ample room for dining and entertaining, alongside a contemporary fitted kitchen featuring high-gloss white units, generous storage space, and a range of integrated appliances.

To the first floor, the property offers two well-proportioned double bedrooms and a modern fully tiled family bathroom, finished to a high standard with a luxurious spa-like feel.

Externally, the property benefits from ample off-road parking to the front. To the rear is a beautifully landscaped garden designed for low-maintenance enjoyment, featuring multiple seating areas, a lawned section, and useful storage sheds - perfect for relaxing or entertaining outdoors.

Early viewing is highly recommended to fully appreciate the accommodation and finish on offer.

### Ground Floor

#### Entrance Hallway

Having a double glazed front entrance door and door leading to lounge.

#### Lounge

19' x 12' 6" ( 5.79m x 3.81m )

Having a double glazed window to the front aspect, two ceiling light points, two radiators, laminate flooring, stairs to the first floor and door to the kitchen.

### Kitchen

12' 8" x 9' 4" ( 3.86m x 2.84m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having two double glazed windows to the rear aspect, tiled flooring and splash backs, electric oven and hob with cooker hood over, plumbing for a washing machine, ceiling spotlights, radiator and a sink with drainer.

### First Floor

#### Landing

Having doors leading to the bedrooms and a bathroom.

#### Bedroom One

12' 8" x 10' 2" ( 3.86m x 3.10m )

Having a double glazed window to the front aspect, laminate flooring, ceiling light point and a radiator.

#### Bedroom Two

12' 8" x 8' 6" ( 3.86m x 2.59m )

Having a double glazed window to the rear aspect, laminate flooring, ceiling light point and a radiator.

### Bathroom

Being a fully tiled bathroom, having a bath with shower over, a wash hand basin with vanity, WC, ceiling spotlights and a towel radiator.

## Outside

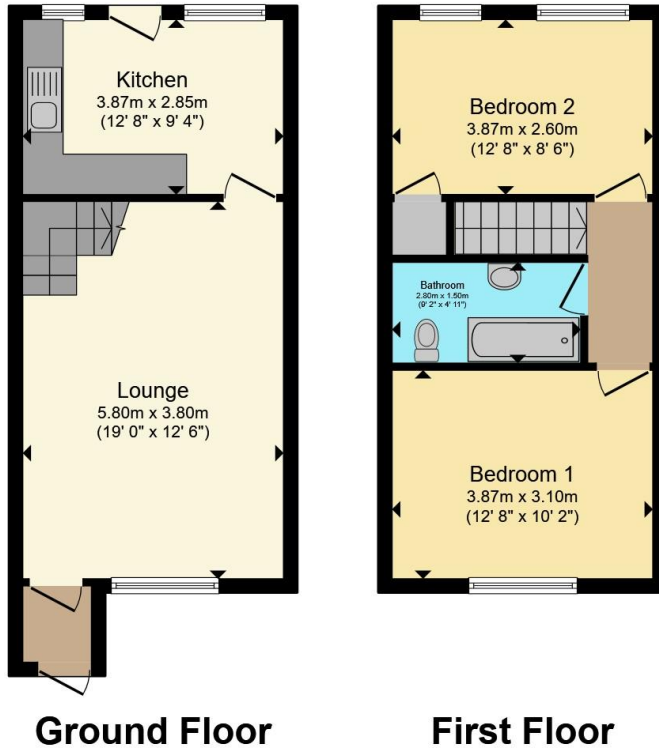
Front:

Having a paved driveway providing off road parking.

Rear:

Having a decked area directly from the rear door, steps to further patio area, lawns, borders containing mature shrubs and bushes and two sheds.





Total floor area 65.5 m<sup>2</sup> (705 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

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Spring Head  
 WEDNESBURY WS10 9AD

EPC Rating: C Council Tax Band: A

**view this property online [connells.co.uk/Property/WED312385](http://connells.co.uk/Property/WED312385)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WED312385 - 0004