



Connells

Sycamore Road
Wednesbury

Sycamore Road Wednesbury WS10 0BG

for sale offers in excess of
£240,000



Property Description

Connells Estate Agents are delighted to present this well-appointed two-bedroom home, ideally situated in a sought-after cul-de-sac location in Wednesbury and offered for sale with no upward chain.

This attractive property is perfect for first-time buyers, downsizers, or investors, and has been enhanced with a newly fitted kitchen and bathroom.

The ground floor accommodation comprises a convenient guest WC, a spacious through lounge offering ample space for both living and dining areas, and a stylish contemporary kitchen featuring generous storage, an integrated oven, and plumbing for additional appliances.

Upstairs, the property boasts two well-proportioned double bedrooms and a modern, newly fitted family bathroom finished to a high standard.

Externally, the home benefits from a driveway providing ample off-road parking, while to the rear is a generous enclosed garden with patio seating areas and useful storage space, ideal for relaxing or entertaining.

The location is a particular highlight, being within easy walking distance of Wednesbury town centre and conveniently positioned close to a range of local schools, shops, supermarkets, and excellent transport links, making it an ideal choice for commuters and families alike.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, carpeted flooring, ceiling light point, stairs to the first floor and doors to the lounge and WC.

Wc

Having a double glazed window to the side aspect, carpeted flooring, ceiling light point, radiator, wash hand basin and WC.

Lounge

21' 11" Max x 10' 10" Max (6.68m Max x 3.30m Max)

Having double glazed windows to the front and rear aspects, two ceiling light points, two radiators, carpeted flooring and door leading to the kitchen.

Kitchen

10' 6" x 8' 2" (3.20m x 2.49m)

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, tiled splash backs, vinyl flooring, electric oven with gas hob and cooker hood over, a sink with drainer, ceiling light point, radiator, plumbing for a washing machine and double glazed door leading to the rear garden.

First Floor

Landing

Having a double glazed window to the side aspect, loft access, carpeted flooring, ceiling light point and doors leading to the bedrooms and bathroom.

Bedroom One

15' 1" Max x 10' 3" Max (4.60m Max x 3.12m Max)

Having two double glazed windows to the front aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom Two

10' 6" x 10' 6" (3.20m x 3.20m)

Having a double glazed window to the

rear aspect, carpeted flooring, ceiling light point and a radiator.

Bathroom

Having a double glazed window to the rear aspect, a bath with shower over, wash hand basin, ceiling light point, radiator, vinyl flooring, part tiled walls, airing cupboard, wash hand basin and a WC.

Outside

Front:

Having a brick paved driveway providing off road parking for multiple vehicles.

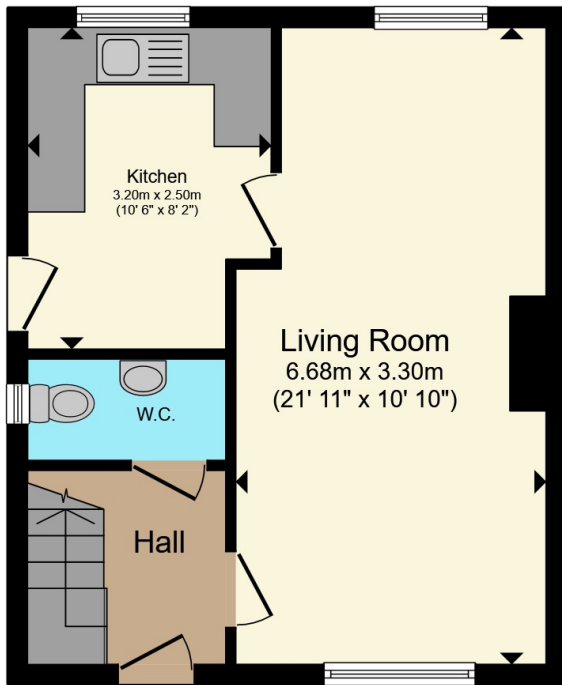
Rear:

Having a block paved patio, side access to the front of the property, lawn, decorative graveled area, borders containing plants and bushes and two storage sheds.

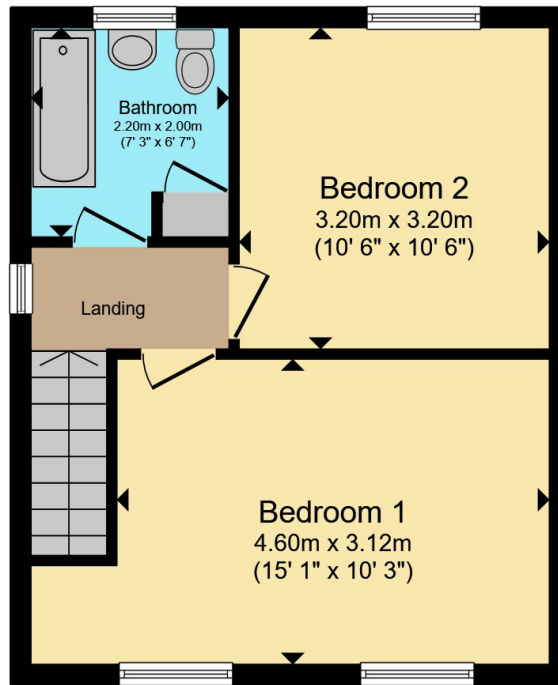
Agents Note:

"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 72.6 m² (781 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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EPC Rating: D Council Tax
Band: A

view this property online connells.co.uk/Property/WED312395

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.

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