



Connells

Broadwaters Road
Wednesbury

Broadwaters Road Wednesbury WS10 7QP

for sale offers in the region of
£220,000



Property Description

Connells Estate Agents in Wednesbury are delighted to bring to the market this spacious and well-presented three-bedroom semi-detached family home, ideally situated in a popular residential location. Internal viewing is highly recommended to fully appreciate the generous accommodation and excellent living space on offer.

The ground floor comprises a welcoming and spacious lounge, a fitted kitchen with integrated appliances, a versatile conservatory providing additional living space and direct access to the rear garden, together with a convenient downstairs shower room.

To the first floor, the property boasts three generously sized bedrooms and access to a useful loft space, offering excellent storage potential and versatility.

Externally, the property benefits from off-road parking to the front. To the rear is a substantial and well-maintained garden featuring a decked seating area, lawn, and side access, making it ideal for families and outdoor entertaining.

This fantastic home is perfect for first-time buyers, growing families, or anyone seeking spacious accommodation in a convenient location. Early viewing is strongly advised to avoid disappointment.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, carpeted flooring and ceiling light point.

Lounge

17' 1" Max x 11' 6" Max (5.21m Max x 3.51m Max)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point,

radiator and door to the kitchen.

Kitchen

9' 6" x 7' 3" (2.90m x 2.21m)
Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having tiled flooring, tiled splash backs, integrated electric oven, hob, cooker hood, dishwasher, a sink with drainer, ceiling spotlights and doors to the shower room and conservatory..

Shower Room

Having a double glazed window to the side aspect, WC, shower cubicle, wash hand basin with vanity and ceiling light point.

Conservatory

13' 9" x 11' 6" (4.19m x 3.51m)
Having doors leading to the rear garden, ceiling light point and tiled flooring.

First Floor

Landing

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

Bedroom One

15' 1" Max x 10' 10" Max (4.60m Max x 3.30m Max)

Having double glazed windows to the front and side aspects, fitted wardrobes, ceiling light point, radiator and carpeted flooring.

Bedroom Two

12' 2" Max x 8' 10" Max (3.71m Max x 2.69m Max)

Having a double glazed window to the

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

Bedroom Three

7' 7" x 7' 3" (2.31m x 2.21m)

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

Outside

Front:

Having a block paved driveway providing off road parking.

Rear:

Being a landscaped rear garden with decking, lawn, borders with shrubs and bushes and side access to the front of the property.

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."





Total floor area 76.9 m² (827 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



To view this property please contact Connells on

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22 Spring Head
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312290



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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