

Connells

Charlotte Road
Wednesbury

Charlotte Road
Wednesbury WS10 7NF

for sale offers over
£190,000







Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this well-presented three-bedroom semi-detached property, offered with no upward chain and situated on a popular residential estate.

Ideally located close to popular schools, a nearby Metro station within walking distance and excellent motorway links, this property is perfectly positioned for both families and commuters.

The accommodation is move-in ready and briefly comprises a spacious through lounge/diner, fitted kitchen, three good-sized bedrooms and a family bathroom.

To the front, the property benefits from a block-paved area which offers the potential to create off-road parking, subject to the necessary planning permissions. To the rear is a beautifully landscaped garden, providing a pleasant outdoor space to enjoy.

Viewing is highly recommended to appreciate the accommodation and location this property has to offer.

Entrance Porch

Door leading to entrance hall.

Entrance Hallway

Stairs leading to first floor landing and radiator. Doors leading to kitchen and lounge. Laminate flooring.

Lounge

24' 5" x 9' 10" (7.44m x 3.00m)

Large through lounge with double glazed windows to front aspect and rear aspect. Radiator and carperted.

Kitchen

10' 10" x 7' 7" (3.30m x 2.31m)

Double glazed windows to rear and side aspect. Door leading to rear garden. Wall and base units with laminate work tops over. Tiled splashback. Sink, drainer and space for all appliances. Laminate flooring. Radiator.

First Floor Landing

Double glazed window to side aspect. Doors leading to all bedrooms and bathroom.

Bedroom 1

13' 1" x 9' 10" (3.99m x 3.00m)

Double glazed window to front aspect. Radiator and carpet.

Bedroom 2

11' 2" x 7' 11" (3.40m x 2.41m)

Double glazed window to rear. Radiator and laminate flooring.

Bedroom 3

7' 3" x 5' 7" (2.21m x 1.70m)

Double glazed window to the front aspect. Radiator and carpet.

Bathroom

Double glazed window to rear aspect. Part tiled walls and laminate flooring. WC, wash hand basin and bath tub with shower overhead.

Outside

Front:

Paved front garden with potential for a driveway STPP.

Rear:

Paved patio area with grass area and various shrubs.







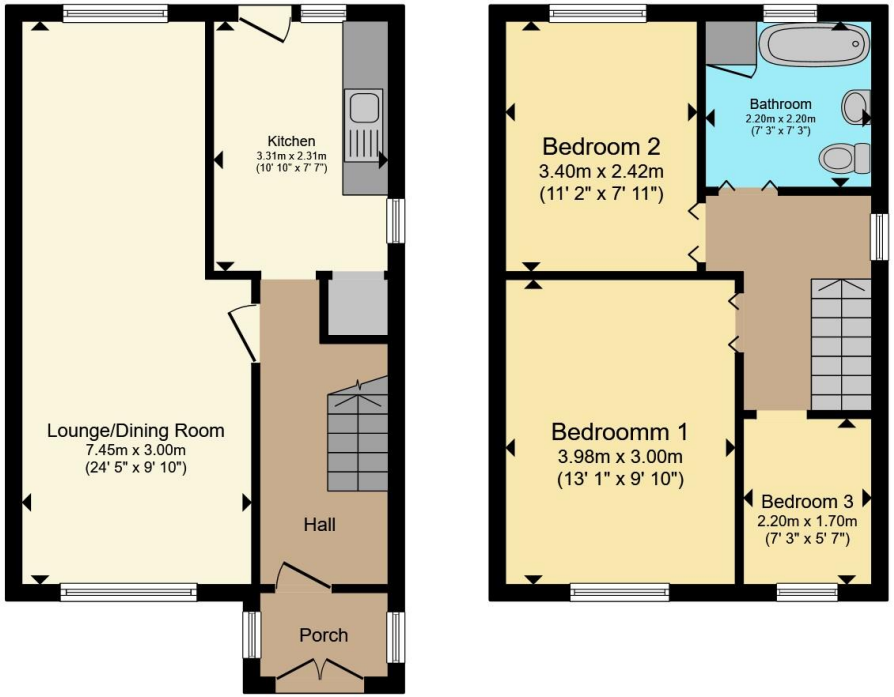












Ground Floor **First Floor**

Total floor area 74.2 m² (799 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
WEDNESBURY WS10 9AD

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WED312560

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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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