

Connells

Kilvert Road
Wednesbury

Kilvert Road
Wednesbury WS10 0QW

for sale offers in the region of
£230,000







Property Description

An excellent opportunity for first-time buyers and investors alike, this three-bedroom semi-detached property offers well-proportioned accommodation and a convenient Wednesbury location.

Connells Estate Agents are pleased to bring to market this appealing home, ideally suited to those looking to take their first step onto the property ladder or seeking a promising investment opportunity.

The ground floor welcomes you with an entrance porch and hallway, leading through to a spacious lounge and a fully fitted kitchen. A family bathroom and conservatory further enhance the ground-floor accommodation, providing additional versatile living space.

To the first floor are three well-sized bedrooms, offering comfortable accommodation for families, couples or those requiring additional space for a home office.

Externally, the property benefits from an attractive gated frontage, while to the rear is a landscaped garden featuring decorative gravel, artificial lawn and a useful storage shed.

Offering generous accommodation and excellent potential, early viewing is highly recommended to appreciate all this property has to offer.

Agents Note

There is an easement on the title, please enquire with branch.

an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Porch
Entrance Hallway
Lounge
15' 5" x 11' 6" (4.70m x 3.51m)
Kitchen
14' 5" x 8' 10" (4.39m x 2.69m)
Bathroom
6' 7" x 5' 7" (2.01m x 1.70m)
Conservatory
10' 2" x 8' 6" (3.10m x 2.59m)
First Floor
Landing
Bedroom One
14' 9" Max x 10' 6" Max (4.50m Max x 3.20m Max)
Bedroom Two
12' 6" Max x 8' 10" Max (3.81m Max x 2.69m Max)
Bedroom Three
7' 7" x 7' 3" (2.31m x 2.21m)



















Ground Floor **First Floor**

Total floor area 82.3 m² (886 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: Awaited

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312701

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.