

Connells

Old Park Road
Wednesbury

Old Park Road
Wednesbury WS10 9JE

for sale offers in the region of
£290,000







Property Description

Viewing is highly recommended on this spacious four-bedroom extended semi-detached family home in Wednesbury, offered to the market with no upward chain. Presented in move-in-ready condition, this fantastic property offers generous and versatile accommodation throughout, making it an ideal purchase for growing families or those looking for additional living space.

The ground floor boasts two exceptionally spacious reception rooms, a fully fitted kitchen with ample storage and a door leading to a useful storage room with built-in cupboards. From here, there is access to the integral garage, offering further storage or potential for conversion (subject to the necessary consents). Further benefits include a convenient downstairs WC and a separate utility room with plumbing for appliances.

To the first floor, the extension has created four well-proportioned bedrooms, complemented by a family bathroom featuring a large corner bath.

Externally, the property benefits from ample off-road parking to the front, while to the rear is a well-maintained garden featuring a block-paved patio, lawn and established borders with a variety of mature shrubs and bushes.

A fantastic opportunity to acquire a spacious family home with plenty of potential, in a convenient Wednesbury location. Early viewing is strongly advised.

Ground Floor

Entrance Porch

Entrance Hallway

Lounge
14' 8" x 11' (4.47m x 3.35m)

Living Room
19' x 9' 10" (5.79m x 3.00m)

Kitchen
14' 9" x 6' 7" (4.50m x 2.01m)

Utility Room
7' 3" x 5' 11" (2.21m x 1.80m)

Wc

Store Room

First Floor

Landing

Bedroom One
19' 8" Max x 9' 10" Max (5.99m Max x 3.00m Max)

Bedroom Two
14' 9" Max x 11' 6" Max (4.50m Max x 3.51m Max)

Bedroom Three

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

Bedroom Four

12' 6" Max x 9' 10" Max (3.81m Max x 3.00m Max)

Bathroom

9' 10" x 5' 11" (3.00m x 1.80m)

Agents Note

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.

















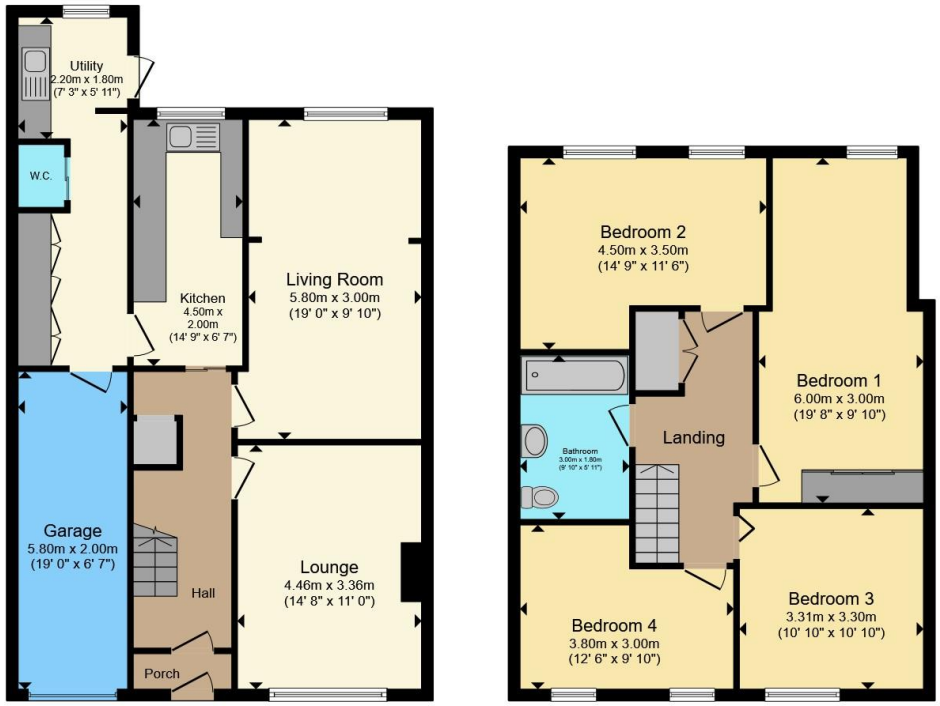

Ground Floor **First Floor**

Total floor area 150.8 m² (1,623 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

T 0121 556 2338
E wednesbury@connells.co.uk

22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WED312703

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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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