

Connells

Heathfield Lane
Wednesbury

Heathfield Lane
Wednesbury WS10 8QY

for sale
£220,000







Property Description

Connells Estate Agents are pleased to bring to the market this beautifully presented three-bedroom property in Darlaston, offering spacious and well-maintained accommodation throughout. Ideally suited to families and first-time buyers alike, an internal viewing is highly recommended to fully appreciate all that this lovely home has to offer.

The ground floor comprises a spacious through lounge diner, providing an excellent entertaining space with large French doors opening out onto the rear garden. There is also a fully fitted kitchen offering ample storage and appliance space, together with the added convenience of a downstairs WC.

To the first floor are three well-proportioned and tastefully decorated bedrooms, alongside a modern tiled family bathroom fitted with a bath and shower over.

Externally, the beautifully landscaped rear garden has been thoughtfully designed to provide several paved seating areas, attractive raised borders and a lawned section. Further benefits include convenient side access leading to the front of the property.

Ground Floor

Entrance Hallway

Lounge/Diner

26' 7" Max x 13' 1" Max (8.10m Max x 3.99m Max)

Kitchen

11' 6" Max x 7' 7" Max (3.51m Max x 2.31m Max)

Wc

First Floor

Landing

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)

Bedroom Two

12' 6" x 10' 2" (3.81m x 3.10m)

Bedroom Three

7' 10" x 7' 10" (2.39m x 2.39m)

Bathroom

8' 10" x 4' 7" (2.69m x 1.40m)

Agents Note
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



















Ground Floor **First Floor**

Total floor area 92.6 m² (997 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: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312697

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.

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