

Connells

Paul Street
WEDNESBURY

Paul Street
WEDNESBURY WS10 0PZ

for sale offers in the region of
£220,000







Property Description

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

The ground floor comprises a welcoming entrance porch, a spacious through lounge diner with doors leading into the conservatory, and a fully fitted kitchen.

To the first floor are three good-sized bedrooms and a family bathroom benefiting from both a bath and a separate shower cubicle.

Externally, the property offers off-road parking to the front, whilst to the rear is a private garden featuring a patio area, lawn and a particularly generous side access.

The location is ideally positioned for a range of transport links, including local train stations, the Metro and easy access to Junction 9 of the M6. A selection of local schools are within walking distance, whilst Wednesbury town centre is also conveniently accessible, offering a variety of shops and everyday amenities.

Early viewing is highly recommended.

Ground Floor

Entrance Porch

Entrance Hallway

Lounge
12' 9" x 11' 6" (3.89m x 3.51m)

Dining Room
11' 2" MAX x 10' 2" MAX (3.40m MAX x 3.10m MAX)

Kitchen
8' 2" x 8' 6" (2.49m x 2.59m)

Conservatory
6' 5" Max x 6' 5" Max (1.96m Max x 1.96m Max)

First Floor

Landing

Bedroom One
13' 1" Max x 11' 2" Max (3.99m Max x 3.40m Max)

Bedroom Two
11' 2" x 10' 2" (3.40m x 3.10m)

Bedroom Three
8' 4" x 8' 5" (2.54m x 2.57m)

Bathroom
8' 2" x 5' 3" (2.49m x 1.60m)

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







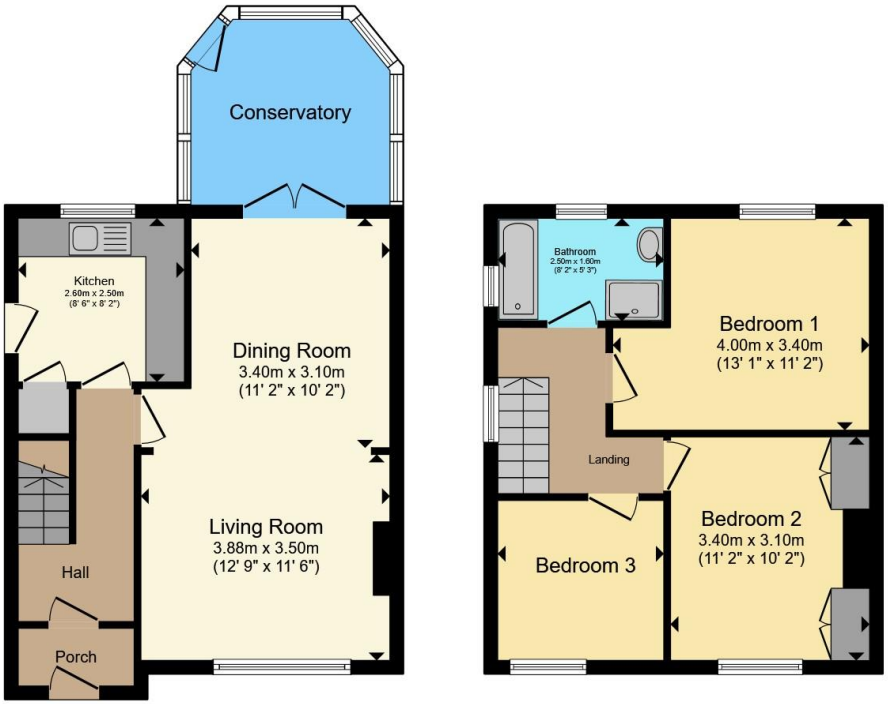












Ground Floor **First Floor**

Total floor area 89.7 m² (966 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

check out more properties at connells.co.uk

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.