



Connells

Beech Crescent
Wednesbury

Beech Crescent Wednesbury WS10 9NT

for sale offers in the region of
£180,000



Property Description

Connells Estate Agents in Wednesbury are pleased to offer for sale this two-bedroom semi-detached home, situated on a popular residential estate and offered with no onward chain. Ideally positioned for local schools, shops and amenities, the property also benefits from convenient access to Junction 9 of the M6, with tram and train links nearby.

The ground floor comprises a spacious through lounge/diner and a fitted kitchen with space for appliances and plumbing for utilities.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom.

Externally, the property boasts a generous rear garden with potential for extension, subject to the necessary planning permissions, alongside off-road parking to the front.

An ideal opportunity for first-time buyers, downsizers or investors seeking a property with excellent outdoor space and further potential.

Ground Floor

Entrance Hallway

Lounge/Diner

19' 8" Max x 11' 2" Max (5.99m Max x 3.40m Max)

Kitchen

11' 2" Max x 7' 8" Max (3.40m Max x 2.34m Max)

First Floor

Landing

Bedroom One

14' 6" x 9' 2" (4.42m x 2.79m)

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Bathroom

Outside

Store

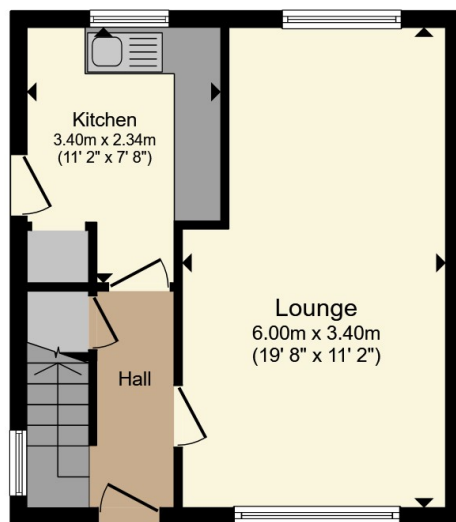
6' 11" x 5' 11" (2.11m x 1.80m)

Agents Note

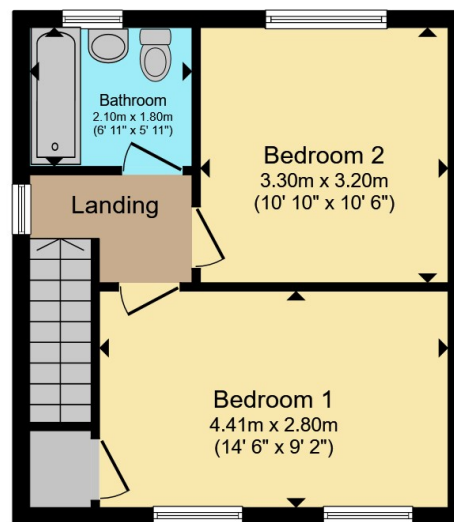
an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.



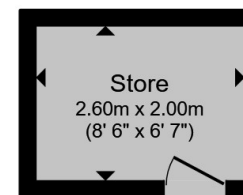




Ground Floor



First Floor



Outbuilding

Total floor area 67.0 m² (721 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/WED312682



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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