



Connells

King Edward Street  
Wednesbury



### Property Description

Connells Estate Agents are excited to present a charming three-bedroom property that ticks all the boxes for comfortable family living. This home offers an ideal blend of space, functionality, and convenience, making it a standout opportunity in the Darlaston area.

#### Ground Floor Highlights:

- Two generously proportioned reception rooms perfect for family gatherings and relaxation
- Modern fitted kitchen with ample space for culinary adventures
- Convenient family bathroom providing practicality for busy households

#### First Floor Features:

- Three well-proportioned bedrooms, offering comfortable sleeping spaces for family members
- Ideal for growing families or those seeking versatile living arrangements

#### Location Advantages:

- Positioned near essential amenities
- Excellent transport links for easy commuting
- Proximity to local schools and shopping facilities

No upward chain means a smoother, faster moving process. This property represents an exceptional opportunity for those seeking a ready-to-move-in family home in a desirable location.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Dining Room

12' 4" x 12' 2" excluding bay ( 3.76m x 3.71m excluding bay )  
Double glazed bay window to front, double glazed front entrance door, laminate flooring, ceiling light point, radiator and door to lounge.

## Lounge

12' 4" max x 13' 1" max ( 3.76m max x 3.99m max )

Double glazed window to rear, under stairs storage cupboard, stairs to first floor landing, laminate flooring, ceiling light point, radiator and access to the kitchen.

## Kitchen

8' 2" x 14' 6" ( 2.49m x 4.42m )

Double glazed window to side, double glazed door leading to the rear garden, fitted with a range of wall and base units with work surfaces over, space for appliances, plumbing for utilities, cooker hood, tiled floor, ceiling light point, radiator and door to bathroom.

## Bathroom

Double glazed window to side, bath with shower over, WC, wash hand basin, tiled floor, radiator, ceiling light point and extractor fan.

## First Floor Landing

Carpeted, ceiling light point, radiator and doors to bedrooms.

## Bedroom One

12' 4" x 12' 1" ( 3.76m x 3.68m )

Two double glazed windows to front, storage cupboard, ceiling light point, radiator and carpet.

## Bedroom Two

9' 8" x 12' 4" ( 2.95m x 3.76m )

Double glazed window to rear, laminate flooring, ceiling light point and radiator.

## Bedroom Three

8' 2" x 13' 4" ( 2.49m x 4.06m )

Double glazed window to rear, laminate flooring, ceiling light point and radiator.

## Outside

Front:  
Path to front door.

Rear:  
Patio, lawn and side access.





**Ground Floor**      **First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

EPC Rating: D      Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/WED312254](http://connells.co.uk/Property/WED312254)**



Tenure: Freehold



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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