



Connells

Maidensbridge Road  
Kingswinford



### Property Description

A BEAUTIFUL 3 BEDROOM DETACHED PROPERTY LOCATED IN WALL HEATH, LOTS OF LOCAL AMENITIES NEARBY INCLUDING SCHOOLS AND SHOPS. 2 LARGE RECEPTION ROOMS ALLOWING FOR A SPACIOUS LIVING AREA. DETACHED GARAGE TO THE FRONT OF THE PROPERTY AND PLENTY OF OFF ROAD PARKING SPACE.

### To The Front

Large driveway providing off road parking and detached garage to the front of the property.

### Entrance Hallway

Spacious entrance hallway with door to the front elevation, stained glass window to the side elevation, stairs to the first floor and doors to;

### Cloakroom

Double glazed window to the side elevation and suite comprising; wash hand basin, wc and radiator

### Lounge

20' 4" x 11' 4" ( 6.20m x 3.45m )  
Double glazed patio doors leading into the conservatory, two radiators and gas fire.

### Dining Room

13' x 12' ( 3.96m x 3.66m )  
Double glazed bay window to the front elevation, gas fire and radiator.

### Kitchen

12' 10" x 9' 3" ( 3.91m x 2.82m )  
Double glazed window and door to the rear elevation, wall and base units with granite worktops with inset sink, integrated fridge freezer, dishwasher and washing machine, electric oven,hob and extractor hood.

### Conservatory

Double glazed conservatory overlooking the garden.

### Landing

Doors to bedrooms and bathroom. access to loft.

### Bedroom One

14' 3" x 12' ( 4.34m x 3.66m )  
Double glazed bay window to the front elevation, built in wardrobe and radiator.

### Bedroom Two

12' x 12' ( 3.66m x 3.66m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

9' max x 8' ( 2.74m max x 2.44m )  
Double glazed window to the front elevation and radiator.

### Bathroom

Double glazed window to the rear elevation and suite comprising; bath, shower, wash hand basin, wc and radiator.

### Rear Garden

A paved patio leads to the lawn

### Detached Garage

Up and over door leads into the garage with power and lights.





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)

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**EPC Rating: D**

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Tenure: Freehold



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