

for sale

offers in the region of **£350,000** Freehold



## Maple Leaf Road Wednesbury WS10 7NQ

A VERSATILE EXTENDED DETACHED 3/4 BEDROOM DORMA BUNGALOW - A well presented home offering generous living accommodation. The property is a unique family sized home in a very popular residential location that must be viewed!



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# Property Details

## Entrance Hall

Double glazed door to front leading into;

**Lounge** 18' 7" x 11' 2" ( 5.66m x 3.40m )

**Dining Room / Bedroom** 20' 5" x 11' 2" ( 6.22m x 3.40m )

**Kitchen Diner** 18' 9" x 14' 11" ( 5.71m x 4.55m )

**Detached Utility Room** 16' 3" x 8' ( 4.95m x 2.44m )

**Ground Floor Bedroom** 10' 3" x 14' 2" ( 3.12m x 4.32m )

**Bathroom**

**Landing**

**Bedroom** 16' 11" x 8' 8" ( 5.16m x 2.64m )

**Bedroom** 17' 1" x 11' 2" ( 5.21m x 3.40m )

**Outside**

Front garden having block paved driveway, lawn area, borders & gated side access.

Rear & side garden having decking area, patio, lawn area, borders and shrubs, side gated access leading to rear driveway, outdoor lighting & water tap.





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

**Tenure:** Freehold

**EPC Rating:** Awaited

Property Ref: WED309356 - 0003

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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