



Connells

Manor House Road
Wednesbury



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this FOUR BEDROOM DETACHED family home located in Wednesbury

Tick tick tick, the sound of you ticking all the boxes to your dream home boasting FOUR BEDROOMS, TWO EN-SUITES and adding a touch of luxury with a modern fitted kitchen complete with a breakfast bar and separate utility room.

To the Ground Floor the property briefly comprises of an entrance hallway allowing access to the greatly desired guest WC and to the front lounge complete with an attractive bay window perfectly adding shape, dimension and an influx of natural light. From here having an impressive kitchen fitted with modern units and integrated appliances for a sleek and orderly finish, leading to the separate utility room and conservatory creating a sociable space for all the family to enjoy,

To the First Floor, boasting three bedrooms, one having an en-suite shower room, a family bathroom and access to the second floor comprising of the master suite. Complete with en-suite bathroom and separate dressing room (currently being used as a study.

Externally benefiting from having a large brick paved driveway suitable for multiple vehicles, low maintenance landscaped rear garden with a turfed lawn, shrubs and side access to the front of the property.

This property is well placed to provide easy access to Wednesbury Town Centre, providing good shopping and transport links.

Entrance Hallway

Double glazed access door to front, double glazed window to side, stairs to first floor landing, radiator and doors to lounge, WC and

kitchen.

W.C

WC, wash hand basin and heated towel rail.

Lounge

16' 3" min x 12' 4" (4.95m min x 3.76m)
Double glazed window to front and radiator.

Kitchen

17' 5" x 10' 6" (5.31m x 3.20m)
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, breakfast bar, electric oven and hob with cooker hood over, integrated dishwasher, space for appliances, radiator, ceiling spotlights, floor lights, double glazed double doors to conservatory, further door to utility room.

Utility

5' 10" x 4' 8" (1.78m x 1.42m)
Double glazed door to side entrance, wall and base units with work surfaces over, and plumbing for washing machine.

Conservatory

11' 7" x 10' 9" (3.53m x 3.28m)
UPVC and double glazing construction, double doors to side leading to rear garden.

First Floor Landing

Stairs to second floor landing, three double glazed windows to side, airing cupboard, radiator and doors to bedrooms 2,3,4 and bathroom.

Bedroom Two

13' 4" x 11' 1" (4.06m x 3.38m)

Double glazed windows to front, radiator and door to en suite.

En Suite

Double glazed window to front, WC, wash hand basin, extractor fan, shower cubicle, heated towel rail and part wall tiling.

Bedroom Three

11' 2" x 8' 6" (3.40m x 2.59m)

Double glazed window to rear and radiator.

Bedroom Four

10' 5" x 8' 6" (3.17m x 2.59m)

Double glazed window to rear and radiator.

Bathroom

Double glazed window to side, WC, wash hand basin, extractor fan, bath with shower over, heated towel rail and part wall tiling.

Second Floor Landing

Access to master bedroom.

Master Bedroom

16' 8" x 14' 2" (5.08m x 4.32m)

Two double glazed velux windows, radiator and doors to en suite plus study/ dressing room.

Master En Suite

Double glazed Velux window, WC, wash hand basin, extractor fan, bath with shower over and radiator.

Study/ Dressing Room

7' 7" x 7' 9" (2.31m x 2.36m)

Currently in use as a study, double glazed Velux window and radiator.

Outside

Front:

Brick paved driveway and steps leading to front door.

Rear:

Block paved patio, steps to lawn and a side access point.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

[view this property online connells.co.uk/Property/WED310374](http://www.connells.co.uk/Property/WED310374)

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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