



Connells

Crew Road  
Wednesbury





### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this SEMI-DETACHED property located in a popular area of Wednesbury.

To the Ground Floor the property briefly comprises of a an entrance hallway, a spacious lounge with double doors opening into the orangery to create an optional sociable space when required. The kitchen comes fully fitted with plumbing for utility purposes and space for appliances.

To the First Floor having THREE GOOD SIZED BEDROOMS and a family bathroom having been converted from a bedroom.

Externally benefiting from having large front & rears with a fully paved driveway suitable for multiple vehicles and an enclosed rear garden complete with a patio and lawn.

This property is perfectly located in Wednesbury, close to transport links, shops & schools.

### Entrance Hallway

Double glazed access door to front, double glazed window to front and stairs to first floor landing.

### Kitchen

11' 4" x 11' 2" ( 3.45m x 3.40m )  
Double glazed window to front, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven with gas hob and cooker hood over, plumbing for washing machine, space for appliances, tiled floor and double glazed door to side access.

### Reception Room

18' 2" x 11' max ( 5.54m x 3.35m max )  
Double doors to conservatory, wall light points and radiator.

### Conservatory

11' x 13' 2" ( 3.35m x 4.01m )  
Double glazed bi-fold doors to rear garden, glass roof and tiled flooring.

### First Floor Landing

Loft access point, storage cupboard, doors to bedrooms and bathroom.

### Bedroom One

11' 10" max x 11' 2" ( 3.61m max x 3.40m )  
Double glazed window to rear, radiator and storage cupboard.

### Bedroom Two

11' min x 8' 11" ( 3.35m min x 2.72m )  
Double glazed window to front and radiator.

### Bedroom Three

9' 2" x 8' 3" ( 2.79m x 2.51m )  
Double glazed window to rear and radiator.

### Bathroom

Double glazed window to front, Wash hand basin, WC, extractor fan, bath with shower over, airing cupboard, towel radiator, tiled walls and flooring.

## Outside

### Front:

Brick paved driveway, steps to front door and double gated side access.

### Rear:

Brick paved patio, lawn, mature shrubs and bushes, brick built







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: D**

**view this property online [connells.co.uk/Property/WED310306](http://connells.co.uk/Property/WED310306)**

Tenure: Freehold



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Property Ref: WED310306 - 0003