



Connells

Foley Street
WEDNESBURY



Property Description

Connells Estate Agents are pleased to bring to the market this stunning three bedroom property on a popular street close to Wednesbury town centre.

To the ground floor the property briefly comprises of a beautifully presented cosy yet spacious lounge, complete with a log burner with brick surround. The separate spacious dining room is the perfect space for entertaining and has double doors leading out to the rear garden, stairs from the dining room give access to the first floor. The recently refurbished kitchen comes complete with wooden worktops, integrated appliances and tiled flooring, the kitchen gives access to the bathroom. The fully fitted bathroom is fully tiled and comes complete with a bath with a shower over.

To the first floor are three spacious and bright bedrooms.

Externally the property benefits from having a low maintenance rear garden with decking and paved patio areas and access to brick built storage.

The property sits in a pleasant neighbourhood, backing onto Brunswick Park, providing easy access to Wednesbury town centre, transport links and local schools and other amenities.

Dining Room

16' 3" x 12' 9" (4.95m x 3.89m)
Door to side passage entrance, double glazed patio doors to rear garden, radiator, stairs to first floor landing, further doors to living room and kitchen.

Living Room

12' 8" x 12' 9" (3.86m x 3.89m)
Double glazed window to front, radiator and log burner with brick surround.

Kitchen

Irregular Shaped Room 15' 2" max x 7' 6" max (4.62m max x 2.29m)
Double glazed window to side, fitted with a range of wall and base units with solid wood work surfaces over, floor to ceiling pantry, insinkerator boiling tap over a Belfast sink, double electric wall ovens featuring a microwave and convection oven plus a main fan oven, gas hob with wok burner, integrated washer-dryer, integrated fridge freezer, radiator, door to side passage entry and double glazed sliding doors to rear garden.

Bathroom

Double glazed windows to rear and side, bath with shower over, vanity wash hand basin, WC, towel radiator, full wall and floor tiling and cupboard housing Worcester Bosch Greenstar gas combi boiler.

First Floor Landing

Doors to bedrooms.

Bedroom One

12' 9" x 13' 2" (3.89m x 4.01m)
Double glazed window to front and radiator.

Bedroom Two

Irregular Shaped Room 16' 2" max x 8' 2" max (4.93m max x 2.49m)
Double glazed window to rear with radiator and access to loft storage.

Bedroom Three

13' 2" x 7' 8" (4.01m x 2.34m)
Double glazed window to rear, radiator and storage cupboard.

Outside

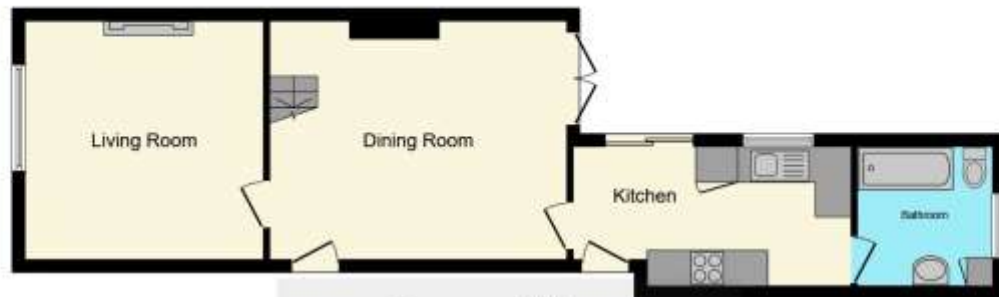
Front:

Door to front leading to shared passage way,
doors to dining room and kitchen.

Rear:

Decking, patio, borders containing shrubs,
wood store and brick built storage.





Ground Floor



First Floor



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: E

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Tenure: Freehold



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