



Connells

Woden Road East
Wednesbury



Property Description

Connells Estate Agents are pleased to market for sale this three bedroom semi detached property on a desirable road in Wednesbury.

To the ground floor, the property briefly consists of an entrance porch leading you through to the hallway, with stairs to the first floor & doors leading to the lounge & kitchen. The through lounge diner provides a spacious bright setting, perfect for entertaining & having patio doors leading to the rear garden. The modern fitted kitchen with high gloss cupboards and wooden worktops has a sleek finish, with ample storage creating a orderly space.

To the first floor are three good sized bedrooms, with the master having an ensuite with shower & a separate family shower room with plenty of storage space.

Externally, the property benefits from having a driveway for off road parking & and a private rear garden with side access to the front of the property.

The property sits in a perfect location to provide easy access to Wednesbury town centre, transport links, local schools, shops & other amenities.

Entrance Porch

Double glazed door to front and further double glazed door to hallway.

Hallway

Stairs to first floor landing, doors into lounge and kitchen.

Lounge

Irregular Shaped Room 11' 1" exc recess x 13' 7" (3.38m exc recess x 4.14m)

Double glazed patio doors to rear garden, radiator and open plan access to dining room.

Dining Room

11' 1" into bay x 8' 9" (3.38m into bay x 2.67m)

Double glazed bay window to front, radiator and log burner.

Kitchen

7' 11" max x 15' 1" max (2.41m max x 4.60m max)

Double glazed windows to rear and side, plus Velux window, fitted with a range of wall and base units with solid wood work surfaces over, sink and drainer, electric oven, gas hob, plumbing for dishwasher and washing machine, integrated microwave, space for double fridge freezer, ceiling spotlights, radiator, under stairs storage cupboard and double glazed side door to rear garden.

First Floor Landing

Double glazed window to side, loft access point, doors to bedrooms and bathroom.

Bedroom One

Irregular Shaped Room 7' 8" max x 12' 7" max (2.34m max x 3.84m)

Double glazed bay window to front, fitted wardrobes, radiator and door to en suite.

En Suite

Shower cubicle, vanity wash hand basin, WC, radiator, ceiling spotlights and full tiling.

Bedroom Two

10' 3" max x 14' 6" max (3.12m max x 4.42m max)

Double glazed window to rear, storage cupboard and radiator.

Bedroom Three

6' 6" x 9' 6" (1.98m x 2.90m)

Double glazed window to front and radiator.

Shower Room

Double glazed window to rear, shower cubicle, vanity wash hand basin, WC, storage cupboards, radiator, ceiling spotlights and fully tiled walls.

Outside

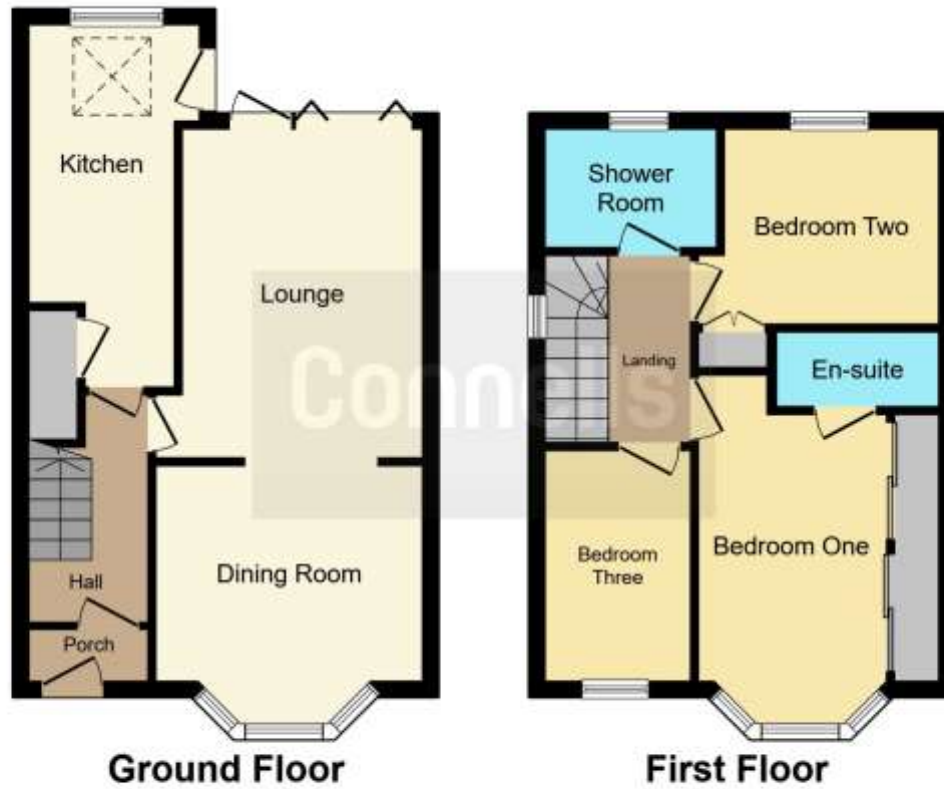
Front:

Tarmac driveway and lawn to front.

Rear:

Patio, lawn, borders and side access.





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



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EPC Rating: C

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Tenure: Freehold



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Property Ref: WED310568 - 0003