



**Connells**

Comberford Drive  
Wednesbury



### Property Description

Connells Estate Agents are pleased to market for sale this three bedroom detached property in on a desirable estate Wednesbury, offered with no upward chain.

To the ground floor, the property briefly consists of an entrance hallway with stairs to the first floor and door to the through lounge. The lounge is open plan to the kitchen and has double doors leading to the conservatory, making this property a functional family home, or a great place to be able to entertain guests comfortably. From the conservatory you can access the rear garden and the separate utility room with plumbing for appliances. To the ground floor is also a wet room and a separate storage area, which could be used by the new owner as a study.

To the first floor are three good sized bedrooms and a family bathroom.

Externally the property benefits from having off road parking for two vehicles, a garage and a private rear garden.

The property sits in a great location to provide easy access to Wednesbury town centre, schools, shops and access to transport links.

### Entrance Hallway

Double glazed door to front, stairs to first floor and door to lounge/ kitchen.

### Open Plan Lounge Kitchen

12' 4" max x 25' 5" max ( 3.76m max x 7.75m max )

Lounge area:

Double glazed window to front, two radiators, wall light points and double doors to conservatory.

Kitchen area:

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and

drainer, electric oven, gas hob, cooker hood, space for appliances and door to inner hall giving access to storage and wet room.

### Storage Room

7' 8" x 6' 6" ( 2.34m x 1.98m )

Door to garage.

### Wet Room

Walk in shower, wash hand basin, WC, radiator, extractor fan, ceiling spotlights and part wall tiling.

### Conservatory

14' 3" x 7' 5" ( 4.34m x 2.26m )

Door to utility and double doors to rear garden.

### Utility Room

8' 9" x 7' 4" ( 2.67m x 2.24m )

double glazed window to rear and plumbing for appliances.

### First Floor Landing

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

### Bedroom One

9' 1" x 12' 7" ( 2.77m x 3.84m )

Double glazed window to front, built in wardrobes and radiator.

### Bedroom Two

8' 3" x 9' 9" ( 2.51m x 2.97m )

Double glazed window to rear, built in wardrobes and radiator.

### Bedroom Three

9' 5" max x 5' 9" max ( 2.87m max x 1.75m max )

Double glazed window to front.

### Bathroom

Double glazed windows to rear and side, bath with shower over, vanity wash hand basin, WC, radiator, floor and wall tiling.

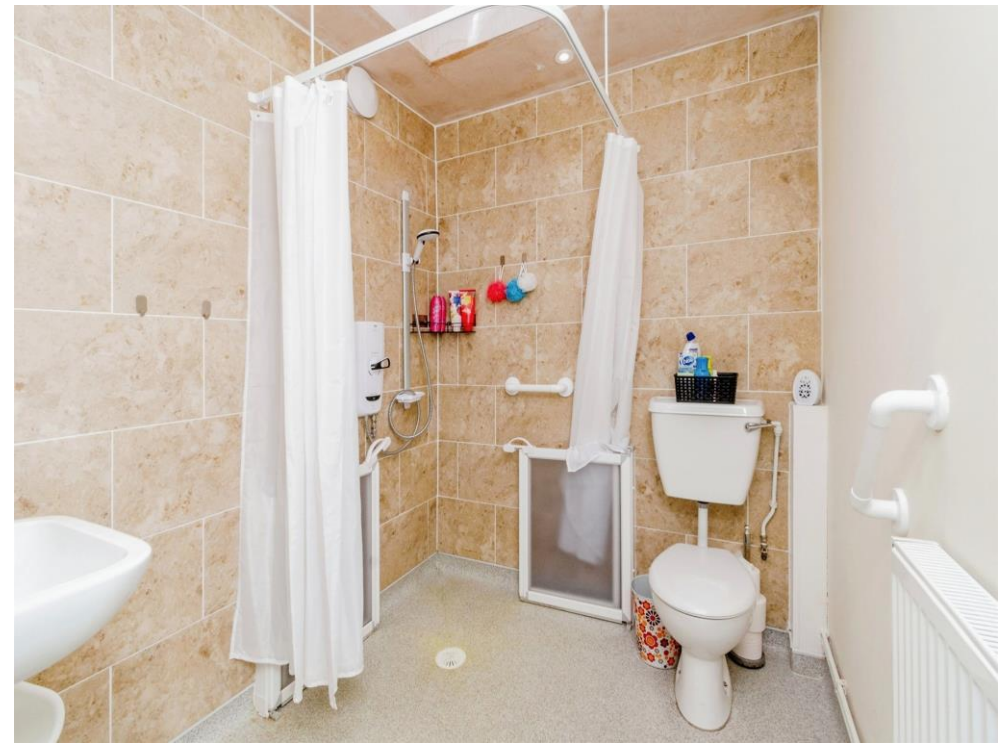
## Outside

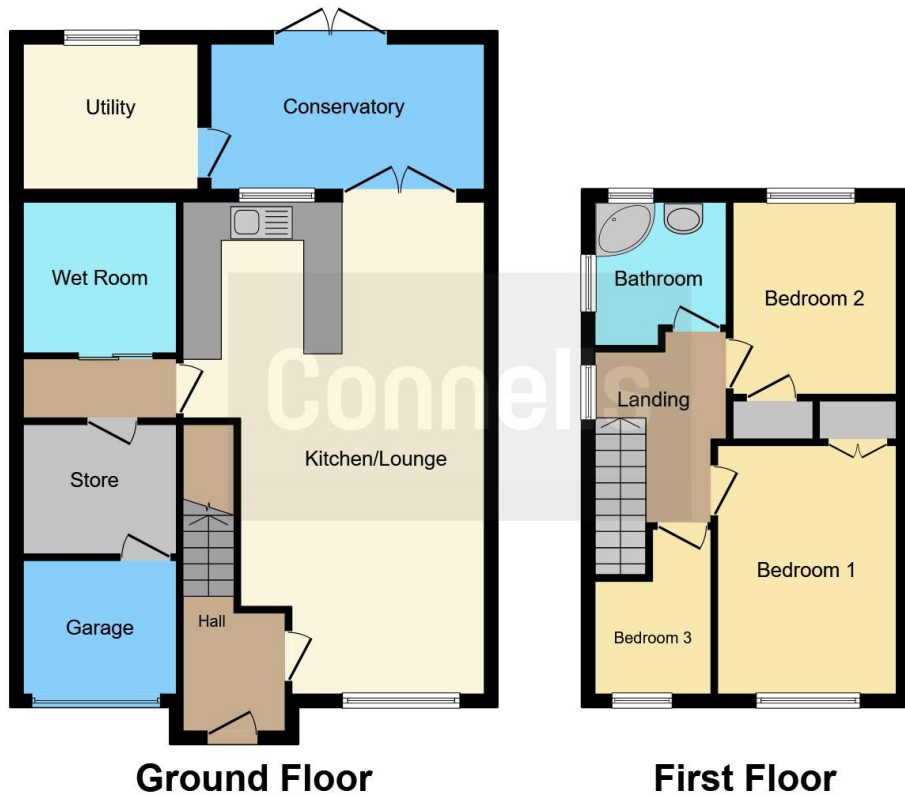
Front:  
Brick paved driveway for two vehicles.

Rear:  
Patio, lawn and borders.

## Garage

7' 8" x 6' 8" ( 2.34m x 2.03m )  
Power, lighting, up and over door plus further door in to store room.





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](http://www.focalagent.com)

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

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WED310530](http://connells.co.uk/Property/WED310530)**

Tenure: Freehold



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.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WED310530 - 0005