



Connells

Walsall Road
Wednesbury



Property Description

A warm and inviting feel good home situated over 3 floors. To the ground floor you are welcomed in through a larger than average reception room, benefiting from a large window to the front, adding natural light, space and dimension to the most perfectly comfortable setting. You are then walked through the spacious hallway, with doors leading you to the sixth bedroom and 2nd reception room. The beautiful period decor continues here, bringing character and charm to a cosy yet spacious room. From here, you are taken through to the kitchen/diner, which is the perfect family space offering a modern feel. The kitchen comes fully fitted with modern style units, beautiful tiled flooring and space for necessary appliances. From the kitchen is the door to the rear lobby with doors giving access to the downstairs bathroom.

To the first floor you are welcomed with a spacious first floor landing, with doors leading to 3 bedrooms, family shower room and stairs to second floor landing. All bedrooms are larger than average, ideal for a large family.

To the second floor, again you are welcomed with a spacious second floor landing, with doors leading to bedroom four and five, with bedroom four comprising of a desirable en-suite bathroom.

Externally benefiting from having a blocked paved front, as well as a low maintenance, private rear garden.

Reception Room One

12' 11" x 12' 4" (3.94m x 3.76m)
Double glazed front door, double glazed window to front, radiator, ceiling spotlights and door to hallway.

Hallway

Stairs to first floor landing, doors to rear reception room and bedroom six.

Bedroom Six

13' 3" x 10' 4" (4.04m x 3.15m)
Double glazed window to side and radiator.

Reception Room Two

19' x 14' (5.79m x 4.27m)
Two double glazed windows to side, radiator and door to kitchen diner.

Kitchen Diner

27' 2" x 10' 4" (8.28m x 3.15m)
Two double glazed windows to side, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, cooker hood, space for appliances, plumbing for washing machine, radiator, ceiling spotlights, tiled flooring and door to rear lobby.

Rear Lobby

Door giving access to bathroom and double glazed door to side leading to rear garden.

Bathroom

Double glazed window to side, bath, shower cubicle, wash hand basin, WC, radiator, wall and floor tiling.

First Floor Landing

Doors leading to bedrooms one, two, three, shower room and stairs to second floor landing.

Bedroom One

12' 11" x 12' 5" (3.94m x 3.78m)

Double glazed window to front and radiator.

Bedroom Two

13' 5" x 11' 5" (4.09m x 3.48m)

Double glazed window to rear and radiator.

Bedroom Three

12' 1" x 10' 10" (3.68m x 3.30m)

Double glazed window to side and radiator.

Shower Room

Double glazed window to side, shower cubicle, wash hand basin, WC and radiator.

Second Floor Landing

Storage cupboard and doors to bedrooms four and five.

Bedroom Four

9' 2" x 7' 5" (2.79m x 2.26m)

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

En Suite

Shower cubicle, wash hand basin and WC.

Bedroom Five

9' 7" x 6' 9" (2.92m x 2.06m)

Double glazed window to rear and radiator.

Outside

Front:

Brick paved frontage, step to front door.

Rear:

Private low maintenance rear garden.





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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Tenure: Freehold



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