



Connells

Swallow Close
Wednesbury



Property Description

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

To the ground floor, the property briefly consists of an entrance hallway taking you through to the spacious lounge which provides access to the first floor. From the lounge are double doors leading to the fully fitted kitchen, from here is the much desired separate utility area and door leading to the garden.

To the first floor are three bedrooms and family bathroom.

Externally, the property benefits from having off road parking, a garage and good sized private rear garden.

The property sits in a perfect location, offering easy access to junction 9 of the M6, local schools, shops and other transport links.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door and door leading to the lounge.

Lounge

16' 6" x 13' 6" (5.03m x 4.11m)
Having a double glazed window to the front aspect, laminate flooring, radiator, ceiling light point, double doors leading to the kitchen and stairs to the landing.

Kitchen

16' 6" x 8' 1" (5.03m x 2.46m)
Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, tiled flooring and splashbacks, ceiling light point, radiator, sink with drainer, electric oven, electric hob with cooker hood over and double glazed door to the rear taking

you to the rear garden. A door from the kitchen gives access to the utility room.

Utility Room

Having a double glazed window to the rear aspect, tiled flooring and plumbing for utilities.

First Floor

Landing

Having a double glazed window to the side aspect, carpeted flooring, loft access and doors to the bedrooms and family bathroom.

Bedroom One

10' 1" x 9' (3.07m x 2.74m)
Having a double glazed window to the front aspect, laminate flooring, ceiling light point and a radiator.

Bedroom Two

8' 11" x 9' 4" (2.72m x 2.84m)
Having a double glazed window to the rear aspect, laminate flooring, ceiling light point and a radiator.

Bedroom Three

7' 3" x 6' 2" (2.21m x 1.88m)
Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

Bathroom

Having a double glazed window to the rear aspect, bath with shower over, wash hand basin, WC, tiled flooring, part tiled walls and a ceiling light point.

Externally

Front

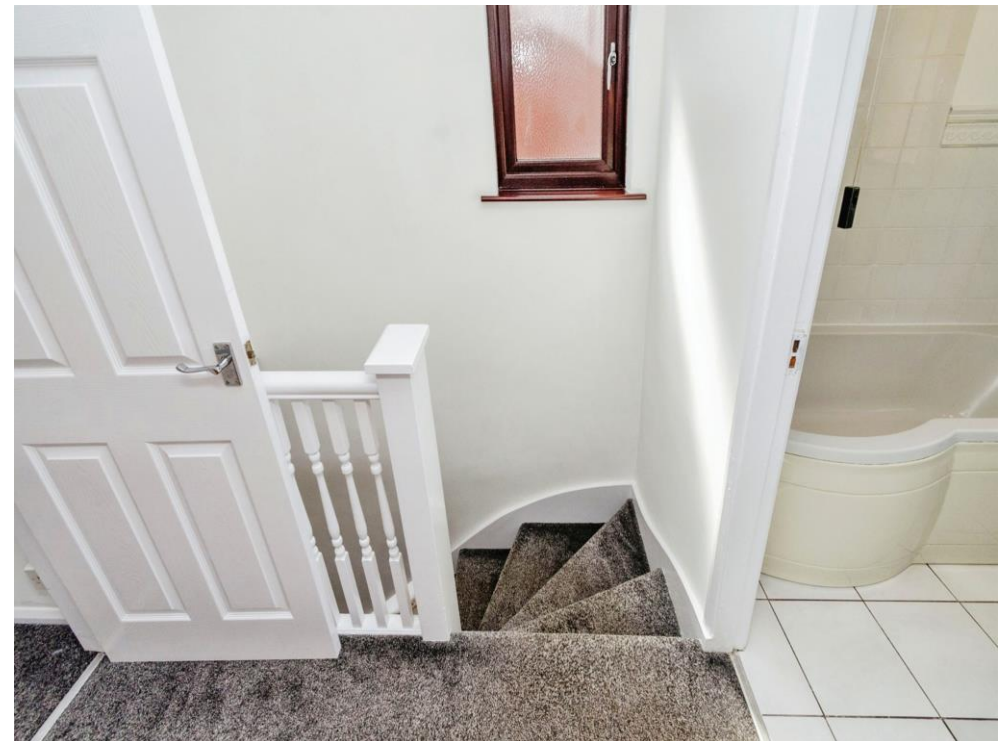
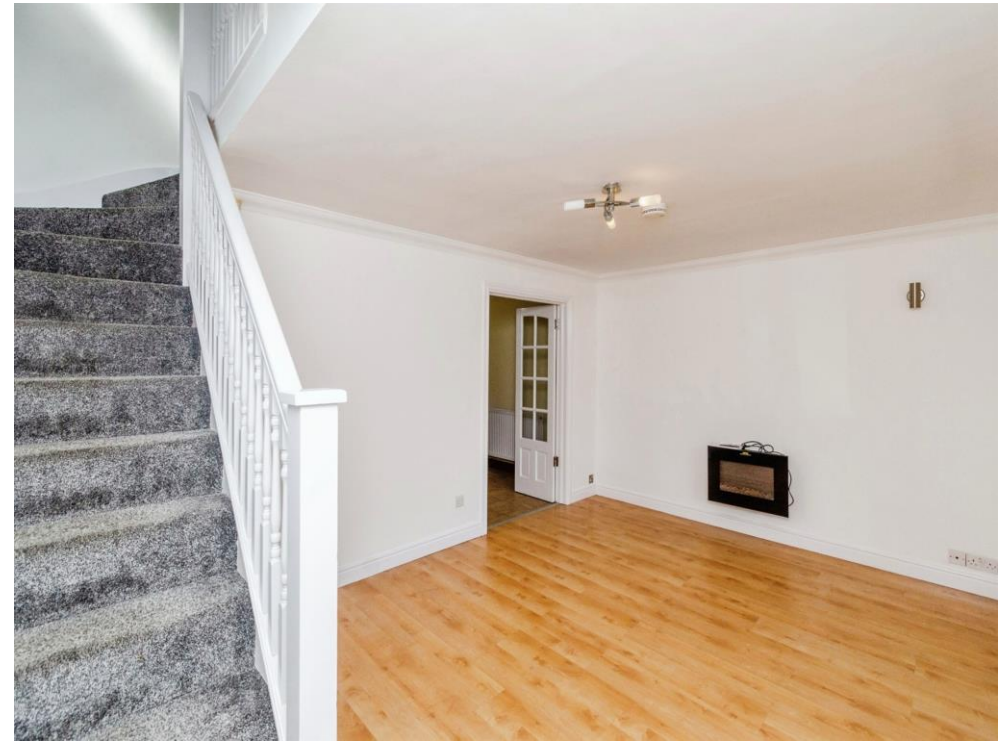
Having a driveway providing parking for multiple vehicles and access to the garage.

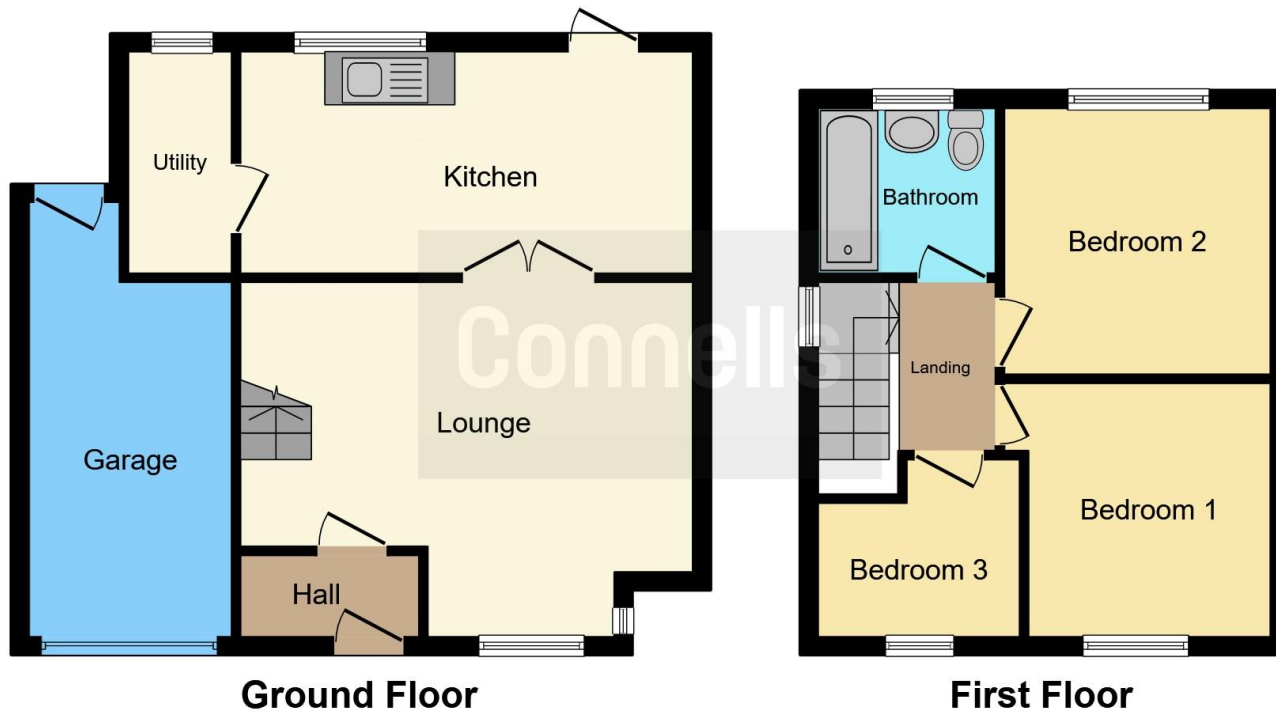
Rear

Having a block paved patio and laid to lawn.

Garage

Having up and over doors to the front, power, lighting and a double glazed door to the rear giving access to the 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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EPC Rating: C

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Tenure: Freehold



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