



Connells

Vimy Road
WEDNESBURY



Property Description

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

To the ground floor, the property briefly comprises of an entrance hallway taking you through to the WC, reception room, lounge and having stairs leading to the first floor. From the lounge is access to the kitchen with integrated appliances and door taking you out to the lean to and rear garden.

To the first floor are three good sized bedrooms and a modern fitted shower room.

Externally the property benefits from sitting on a corner plot offering ample parking and front and rear gardens.

The property sits in a great location, offering easy access to transport links, local schools, shops and other amenities.

Entrance Hallway

Double glazed access door to side, stairs to first floor landing, under stairs storage cupboard, radiator, doors to dining room, lounge and WC.

Guest W.C

Double glazed window to rear and WC.

Dining Room

13' 1" into bay x 10' 5" into recess (3.99m into bay x 3.17m into recess)
Double glazed bay window to front and radiator.

Lounge

14' 3" x 11' 9" into recess (4.34m x 3.58m into recess)
Double glazed window to front and door leading into the kitchen.

Kitchen

15' 8" x 6' 2" (4.78m x 1.88m)
Double glazed window to rear, a range of base units with work surfaces over, one and a half bowl sink and drainer, electric oven and hob, radiator, space for appliances, tiled flooring and double glazed door to rear.

Outhouse

15' 3" x 7' 8" (4.65m x 2.34m)
Wood framed structure having plumbing for washing machine, tiled flooring and door to rear garden.

First Floor Landing

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

Bedroom One

12' 2" into recess x 13' 2" (3.71m into recess x 4.01m)
Double glazed window to front and radiator.

Bedroom Two

12' into recess x 7' 5" (3.66m into recess x 2.26m)
Double glazed window to rear and radiator.

Bedroom Three

11' x 10' 5" (3.35m x 3.17m)
Double glazed window to front.

Shower Room

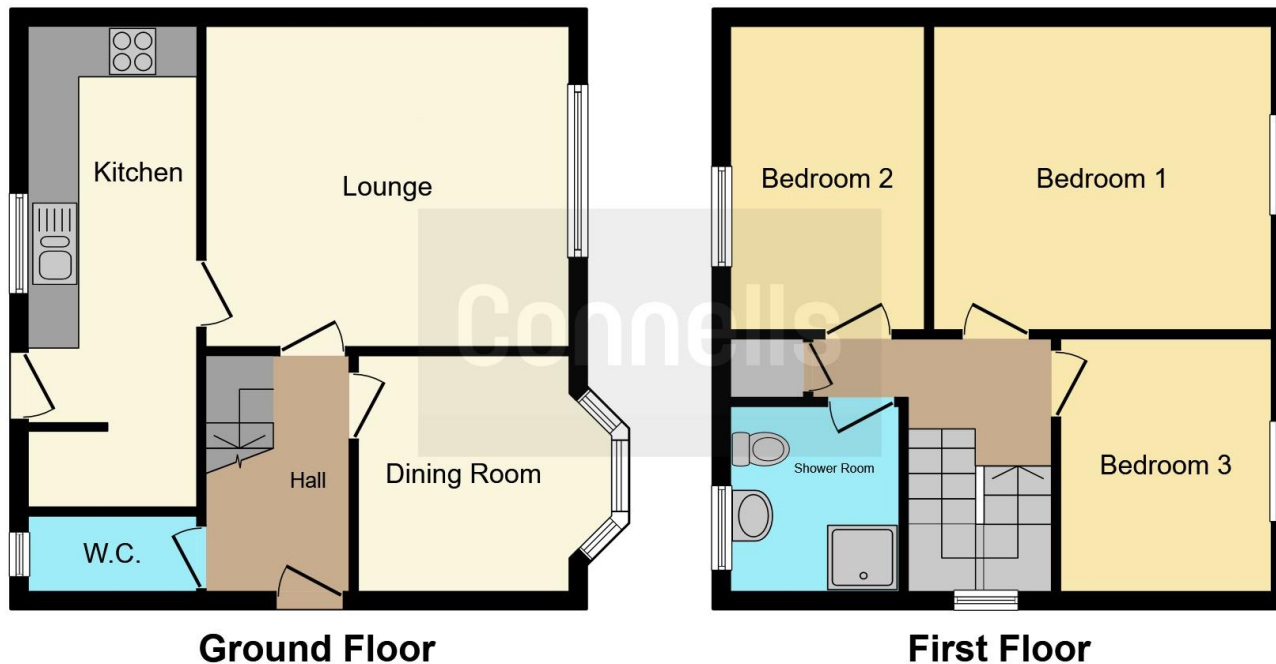
Double glazed window to rear, shower cubicle, vanity wash hand basin, WC, extractor fan, radiator, part tiled walls and tiled flooring.

Outside

Front:
Block paved patio, lawn and side access.

Rear:
Tarmac driveway, wrap around lawn and pathway to front.





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: D

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Tenure: Freehold



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