



**Connells**

Park Lane  
WEDNESBURY



### Property Description

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

This generous sized property welcomes you in through an entrance hallway, giving access to the homely lounge with a cosy feel, and the separate dining room which creates the perfect family place. From the dining room is access to the modern kitchen and downstairs shower room.

To the first floor are three good sized bedrooms.

Externally, the property benefits from having ample off road parking and a beautiful rear garden.

### Entrance Hallway

Double glazed entrance door to side, stairs to first floor, doors to lounge and dining room.

### Lounge

12' 1" into bay x 11' 8" ( 3.68m into bay x 3.56m )  
Double glazed bay window to front and radiator.

### Dining Room

12' 1" x 13' 1" ( 3.68m x 3.99m )  
Double glazed window to rear, radiator, storage cupboard and door to kitchen.

### Kitchen

5' 9" x 9' 7" ( 1.75m x 2.92m )  
Double glazed window to side, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven, gas hob with cooker hood over, plumbing for washing machine, central heating boiler, radiator, tiled flooring and door into rear hallway.

### Rear Hallway

Double glazed door to side entry, and further door into shower room.

### Shower Room

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

### First Floor Landing

Doors to bedrooms.

### Bedroom One

12' 1" x 11' 8" ( 3.68m x 3.56m )  
Double glazed window to front and radiator.

### Bedroom Two

9' 1" narrowing to x 12' 4" ( 2.77m narrowing to x 3.76m )  
Double glazed window to rear, radiator and storage cupboard.

### Bedroom Three

5' 9" x 9' 5" ( 1.75m x 2.87m )  
Double glazed window to side and radiator.

### Outside

Front:  
Block paved driveway

Rear:  
Patio, lawn 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](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: E**

**view this property online [connells.co.uk/Property/WED310637](http://connells.co.uk/Property/WED310637)**

Tenure: Freehold



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