



**Connells**

Cobham Road  
Wednesbury



### Property Description

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

To the ground floor the property briefly comprises of an entrance porch, entrance hallway leading to the lounge and bathroom, a kitchen and conservatory.

To the first floor are three good sized bedrooms.

Externally to the rear is a good sized private rear garden.

### Ground Floor

#### Porch

Having sliding glass front entrance door to the hallway.

#### Hallway

Having a window to the front aspect, laminate flooring, ceiling light point, stairs to the first floor and doors leading to the lounge and bathroom.

#### Lounge

Having carpeted flooring, ceiling light point, radiator and door to the rear to the kitchen.

#### Kitchen

Being a fitted kitchen with a range of wall and base units. Having a window to the rear aspect, laminate flooring, tiled splash backs, integrated oven, gas hob, sink with drainer, plumbing for a washing machine and door to the rear to the conservatory.

### Conservatory

Having doors leading to the rear garden.

### Bathroom

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

### Landing

Having doors leading to the bedrooms and bathrooms.

### Bedroom One

Having a window to the front aspect, carpeted flooring, ceiling light point and a radiator.

### Bedroom Two

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

### Bedroom Three

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

## Externally

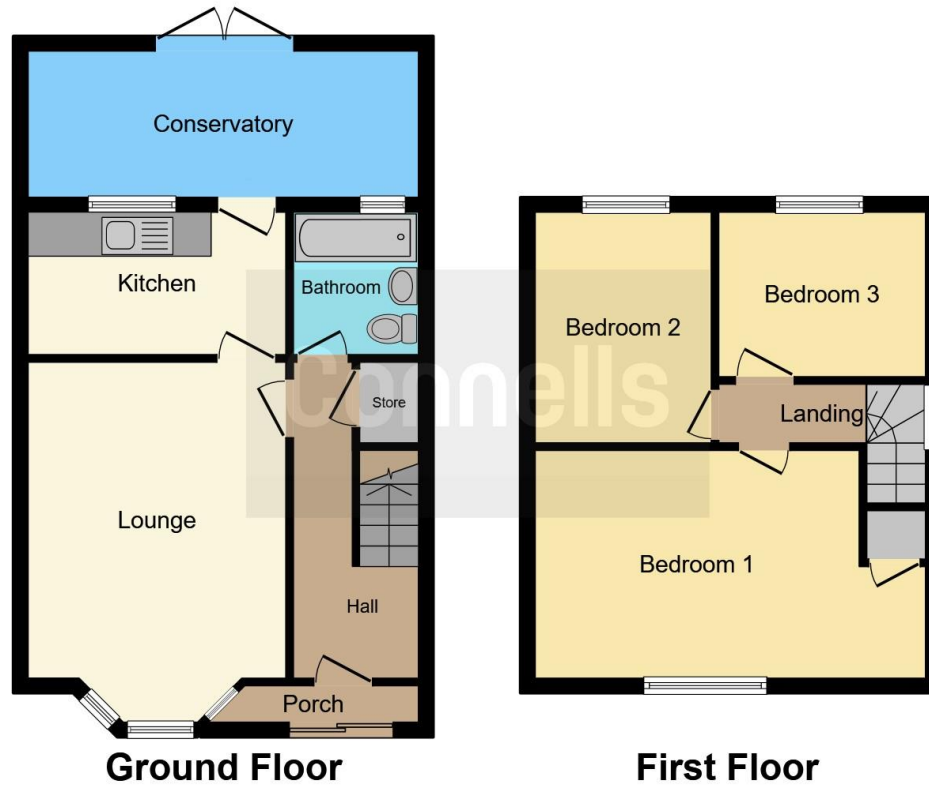
### Front

Having shrubbery and a path leading to the front door.

### Rear

Having a block paved patio and lawn.





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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED310672](http://connells.co.uk/Property/WED310672)**



Awaiting Photograph

Tenure: Freehold



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