



**Connells**

Maple Leaf Road  
Wednesbury



### Property Description

Connells Estate Agents are pleased to bring to the market this two bedroom semi detached property on a desirable estate in Wednesbury, offered with no upward chain.

to the ground floor, the property briefly comprises of a fitted kitchen with plumbing for utility purposes, a spacious lounge, modern fitted bathroom and two bedrooms.

Externally the property benefits from having a driveway for off road parking, garage and paved rear garden.

The property sits in a great location to provide easy access to town centres, local schools, transport links and other amenities.

### Entrance Hall

Double glazed access door to front, storage cupboard, doors to lounge and kitchen.

### Lounge

11' 4" max x 19' 6" max ( 3.45m max x 5.94m max )  
Double glazed window to front and radiator.

### Kitchen

8' 2" x 14' 1" ( 2.49m x 4.29m )  
Double glazed window to side, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, plumbing for washing machine, space for appliances, towel radiator and door to inner hall.

and door leading to the side access.

### Inner Hall

Doors to bedrooms and shower room.

### Bedroom One

11' 4" x 15' 4" ( 3.45m x 4.67m )  
Double glazed window to rear and radiator.

### Bedroom Two

8' 2" x 11' 8" ( 2.49m x 3.56m )  
Double glazed window to rear and radiator.

### Shower Room

Double glazed window to side, shower cubicle, vanity wash hand basin, WC, extractor fan, heated towel rail, wall and floor tiling.

### Outside

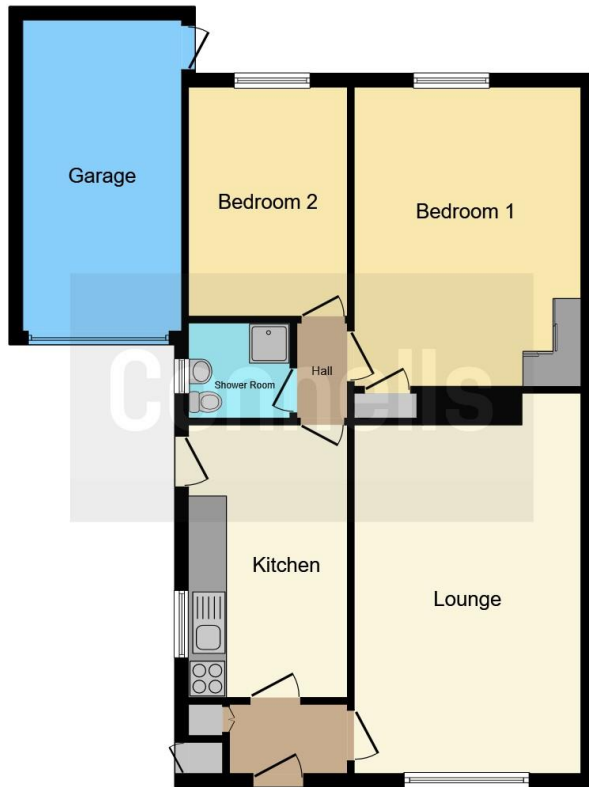
Front:  
Brick paved driveway, block paved frontage and double gates leading to garage.

Rear:  
Paved and gravelled rear garden.

### Garage

8' 2" x 16' 4" ( 2.49m x 4.98m )  
Up and over doors, power and lighting.





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**

**view this property online [connells.co.uk/Property/WED310379](http://connells.co.uk/Property/WED310379)**

Tenure: Freehold



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