



**Connells**

Maple Leaf Road  
Wednesbury





### Property Description

Connells Estate Agents are pleased to bring to the market this two bedroom semi detached Bungalow 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, a much desired conservatory, modern fitted shower room and two spacious bedrooms.

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

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

### Entrance Porch

Double glazed access door to side and sliding doors to entrance hallway.

### Entrance Hallway

Storage cupboard and door to:-

### Kitchen

9' 1" x 11' 6" exc recess ( 2.77m x 3.51m exc recess )

Double glazed window to side, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, plumbing for washing machine, space for appliances, door to rear hall and double glazed door side leading to car port.

### Rear Hall

Doors to lounge, shower room and bedrooms.

### Lounge

11' 5" max x 18' 4" max ( 3.48m max x 5.59m max )

Double glazed window to front, radiator and gas fire with surround.

### Shower Room

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

### Bedroom One

15' 5" exc recess x 10' 4" ( 4.70m exc recess x 3.15m )

Double glazed window to rear, built in wardrobes, storage cupboard and radiator.

### Bedroom Two

11' 8" exc recess x 10' 4" ( 3.56m exc recess x 3.15m )

Two double glazed windows to rear, double glazed door to conservatory and radiator.

### Conservatory

20' 11" x 8' 10" max exc recess ( 6.38m x 2.69m max exc recess )

Double glazed windows and door to rear garden, tiled floor, wall light point and door to garage.

## Garage

16' 11" x 8' 1" ( 5.16m x 2.46m )

Double glazed window to rear, power, lighting and up and over door.

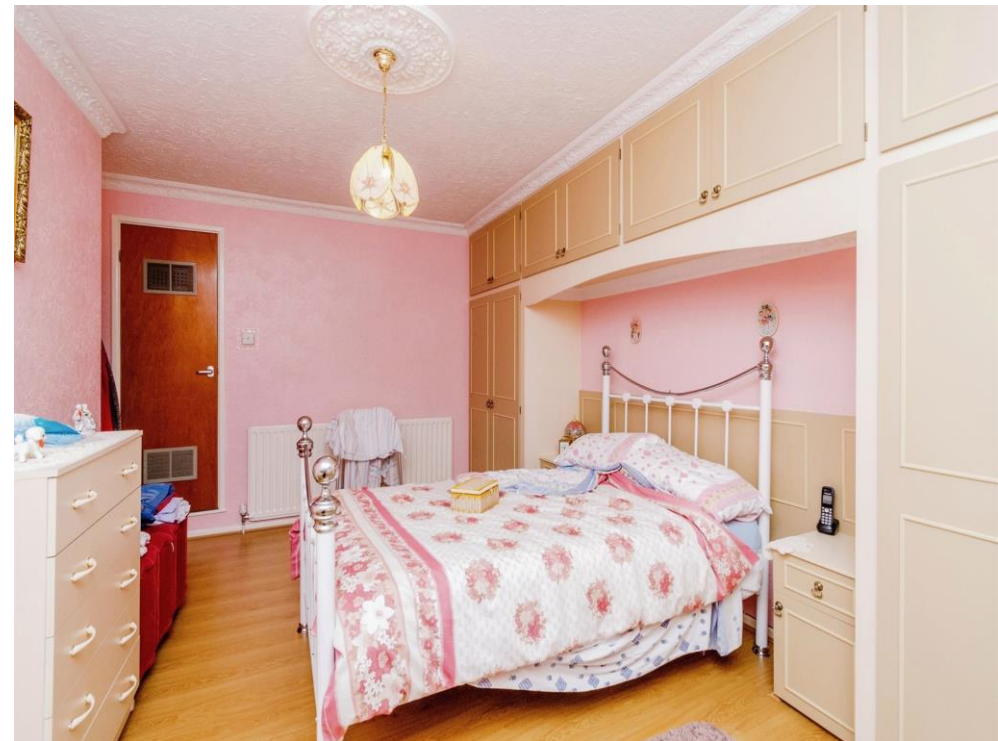
## Outside

Front:

Block paved driveway, gravel to front, double gates to car port and access to garage.

Rear:

Low maintenance paved 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](http://www.focalagent.com)

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**EPC Rating: Awaited**

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Tenure: Freehold



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