



Connells

Hobs Road
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this five bedroom three storey townhouse in a great location in Wednesbury.

To the ground floor the property briefly comprises of an entrance hallway leading to the much desired downstairs WC, the modern fitted kitchen with high gloss units, plumbing for utilities and integrated fridge freezer, and then on to the good sized lounge/diner with built in media wall and french doors leading to the rear garden.

To the first floor are four beautifully decorated bedrooms and a family bathroom.

The impressive top floor is home to the master suite with ample space for dressing area, ensuite and stand alone bath tub.

Externally the property benefits from having gated allocated parking and a low maintenance rear garden with artificial lawn and self built storage shed.

Entrance Hallway

Double glazed door to front, ceiling spotlights, radiator, doors to cloakroom, kitchen and living room.

Cloakroom

double glazed window to front, wash hand basin and WC.

Kitchen

9' 11" x 12' 9" (3.02m x 3.89m)
Double glazed window to front, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven, gas hob, integrated fridge freezer, plumbing for washing machine and ceiling spotlights.

Living Room

13' 1" max x 12' 9" max (3.99m max x 3.89m max)
Double glazed French doors and window to rear, storage cupboard, ceiling spotlights built in media wall with electric fire.

First Floor Landing

Doors to bedrooms 2,3,4,5, bathroom and stairs leading to master bedroom on the second floor.

Bedroom Two

9' 6" x 10' 9" (2.90m x 3.28m)
Double glazed window to rear and radiator.

Bedroom Three

9' 5" x 9' 3" (2.87m x 2.82m)
Double glazed window to front, storage cupboard and radiator.

Bedroom Four

7' 6" x 9' (2.29m x 2.74m)
Double glazed window to rear and radiator.

Bedroom Five

5' 4" x 7' 5" (1.63m x 2.26m)
Double glazed window to front and radiator.

Bathroom

Double glazed window to side, bath with shower over, wash hand basin, WC, tiled flooring, part tiled walls and ceiling spotlights.

Second Floor

Master Bedroom

13' 5" x 17' 4" max (4.09m x 5.28m max)

Two double glazed windows to rear and a further one to the front, ceiling spotlights, loft access point, radiator, carpeted bedroom area with open access to dressing area and tiled section housing stand alone bath tub, vanity wash hand basin and shower cubicle.

Outside

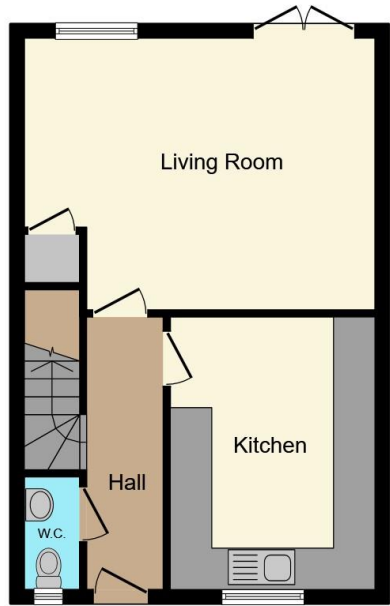
front:

Pathway to entrance

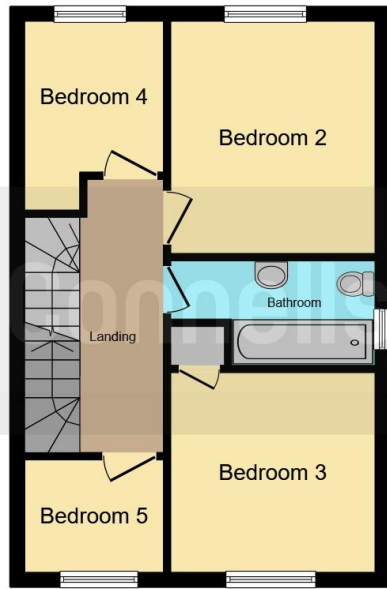
Rear:

Patio, artificial lawn, self built storage shed and allocated parking to rear.

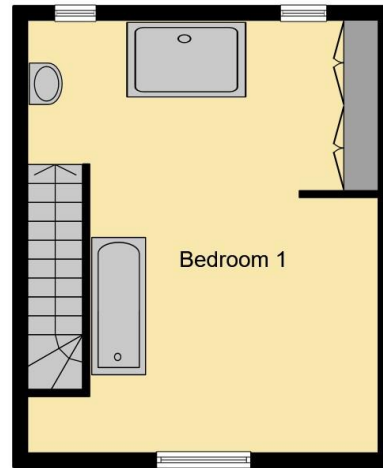




Ground Floor



First Floor



Second Floor



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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Tenure: Freehold



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