



Connells

Wharfedale Street
Wednesbury



Property Description

Connells are pleased to present this unique detached family home. Situated in Wednesbury, on in one of the most sought after streets. Having fantastic local schooling catchment aswell as offering easy access to M6 J9 motorway link.

On the ground floor the property has porch leading to a generous entrance hall way. Two large reception rooms, modern fitted kitchen, separate utility room and a much desired downstairs toilet.

On the first floor the property has a generous landing, three double bedrooms and a spacious family bathroom,

Outside to the front we have a generous shared driveway leading to the garage, lawn area and steps leading to the front door. To the rear is a large, south facing garden, with patio area, lawn ,borders containing shrubs and bushes, side access to front and pathway to garage at the bottom of the garden.

This is an ideal family home. Do not miss your chance to view this unique property on offer.

Entrance Porch

Entrance door to front and further door into:-

Entrance Hallway

Radiator, stairs to first floor landing, under stairs cupboard, doors to lounge, living room and kitchen.

Lounge

12' 1" max x 14' 1" into bay (3.68m max x 4.29m into bay)
Double glazed bay window to front and three radiators.

Living Room

10' 9" x 13' 2" (3.28m x 4.01m)
Two double glazed windows to side, double glazed patio doors to rear garden and radiator.

Kitchen

7' 5" x 9' 2" (2.26m x 2.79m)
Two double glazed windows to side, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven and hob with cooker hood over, tiled flooring and door to utility.

Utility

9' 9" max x 5' 6" max (2.97m max x 1.68m max)
Double glazed window to side, fitted base units with work surfaces over, sink drainer, splash back tiling, plumbing for washing machine, tiled flooring, door to WC and double glazed door leading to the rear garden.

W.C

WC, tiled floor and part walls.

First Floor Landing

Double glazed window to side, loft access point, doors to bedrooms and bathroom.

Bedroom One

12' 5" into bay x 11' 1" (3.78m into bay x 3.38m)

Double glazed bay window and radiator.

Bedroom Two

10' 9" x 12' 6" (3.28m x 3.81m)

Double glazed window to rear and radiator.

Bedroom Three

7' 5" x 9' 5" (2.26m x 2.87m)

Double glazed window to rear and radiator.

Shower Room

Double glazed window to front, walk in shower cubicle, wash hand basin, WC, radiator and wall tiling.

Outside

Front:

Shared driveway leading to garage and steps to front door.

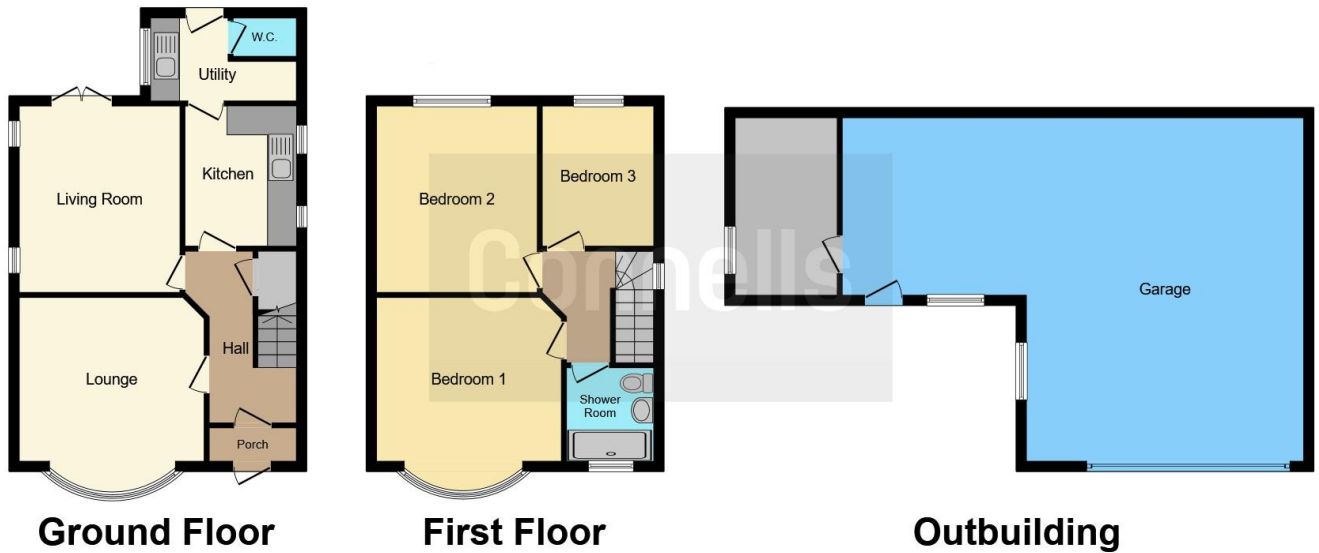
Rear:

Large rear garden having patio, lawn, borders containing shrubs and bushes, side access to front and pathway to garage at the bottom of the garden.

Garage & Workshop

Split into two parts, power, lighting, up and over door, and further entrance door.





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: Awaited

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Tenure: Freehold



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