



Connells

Manor House Road
. WEDNESBURY



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this stunning three bedroom detached property in Wednesbury, in beautiful condition throughout, it's one not to be missed!

The property briefly comprises of an entrance hallway giving access to the cosy lounge with beautiful bay window, allowing for plenty of light to flow through the room. Also accessed from the hallway is the useful under stairs storage cupboard, the first floor and the fully fitted modern kitchen with space for dining. From the kitchen is the much desired utility room with plumbing for appliances and on to the downstairs WC with door to the rear garden.

To the first floor are three wonderfully decorated bedrooms, the master having an ensuite with shower cubicle and the modern family bathroom.

Externally the property benefits from having ample off road parking and a tiered rear garden with multiple seating areas and side access to the front of the property.

Entrance Hallway

Double glazed entrance door and window to side, radiator, under stairs storage cupboard, doors to living room and kitchen.

Living Room

15' 9" max x 12' 4" max (4.80m max x 3.76m max)
Double glazed bay window to front, vertical radiator and wall light points.

Kitchen

15' 9" x 12' 9" (4.80m x 3.89m)
Double glazed windows to rear and side, fitted with a modern range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven, gas hob with cooker hood over, space for appliances, two vertical radiators, ceiling spotlights, double glazed door to rear garden and further door to utility room.

Utility Room

4' 9" x 6' 8" (1.45m x 2.03m)
Double glazed window to side, part tiled walls, work surface with plumbing for appliances beneath, radiator and door to the WC.

W.C

Double glazed window to side, double glazed door to rear garden, part tiled walls, WC and vanity wash hand basin.

First Floor Landing

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

Bedroom One

12' 9" max x 12' 9" max (3.89m max x 3.89m max)
Double glazed window to rear, radiator and door to en suite.

En Suite

Combination WC wash hand basin, shower cubicle, heated towel rail and part tiling to walls.

Bedroom Two

12' 4" max x 10' 8" max (3.76m max x 3.25m max)

Double glazed window to front and radiator.

Bedroom Three

7' 2" max x 12' 4" max (2.18m max x 3.76m max)

Double glazed window to front and radiator.

Bathroom

Double glazed window to side, vanity wash hand basin, WC, 'P' shaped bath with waterfall shower head and separate handset, part tiled walls and heated towel rail.

Outside

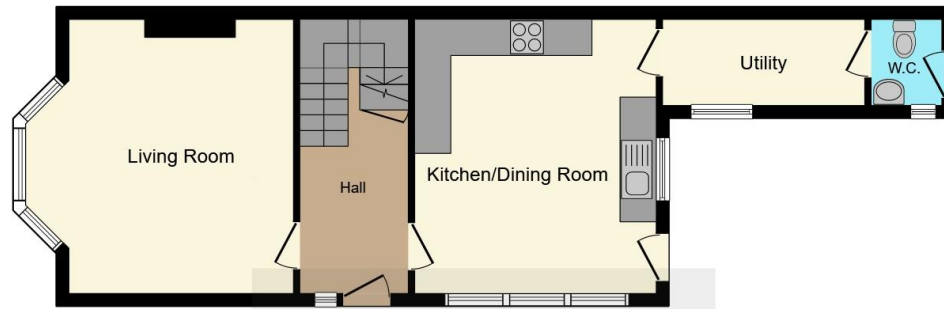
Front:

Tarmac driveway with space for multiple vehicles.

Rear:

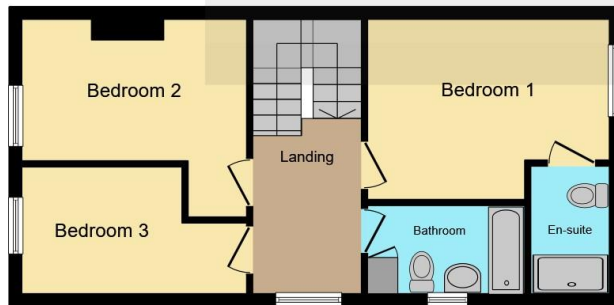
Patio area, steps to further seating areas and laid lawn. Also having side access to the front of the property.





Ground Floor

Connells



First 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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EPC Rating: D

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Tenure: Freehold



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