



Connells

Victory Avenue
WEDNESBURY



Property Description

Connells Estate Agents in Wednesbury are pleased to bring to the market this extended four bedroom semi detached property on a popular road in Darlason

To the ground floor the property briefly comprises of an entrance porch taking you through to the entrance hallway. From the hallway are stairs to the first floor and doors leading to the much desired separate utility room, the lounge with beautiful bay window, the shower room with walk in shower and the second lounge which is open plan to the spacious kitchen. The fully fitted kitchen comes complete with tiled flooring and plumbing for a dishwasher. Adding to the downstairs space is a dining room making this property the perfect place to entertain guests.

To the first floor are four bedrooms and family bathroom.

Externally the property benefits from having off road parking, a turfed rear garden with patio and a brick built building having multiple uses.

Entrance Porch

Double glazed door to front and further door into:-

Entrance Hallway

Radiator, under stairs storage cupboard, stairs to first floor landing, doors to shower room, utility and both reception rooms.

Living Room

9' 6" max x 15' 2" max (2.90m max x 4.62m max)
Double glazed bay window to front, radiator and gas fireplace.

Shower Room

Double glazed window to front, walk in shower, wash hand basin, WC, radiator and tiled walls.

Utility Room

5' 8" x 5' 8" (1.73m x 1.73m)
Wall and base units with work surfaces over, tiled flooring and plumbing for washing machine.

Lounge

9' 6" max x 12' 5" max (2.90m max x 3.78m max)
Radiator and open plan access to kitchen.

Kitchen

15' 2" x 10' 8" (4.62m x 3.25m)
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, space for double oven with cooker hood, plumbing for dishwasher, fridge freezer, radiator, ceiling spotlights, double glazed door to rear garden and door leading to dining room.

Dining Room

7' 5" x 17' 3" (2.26m x 5.26m)
Double glazed window to rear and radiator.

First Floor Landing

Loft access point and doors to the bedrooms and bathroom.

Bedroom One

9' 9" max x 15' 2" (2.97m max x 4.62m)
Double glazed bay window to front and radiator.

Bedroom Two

9' 9" max x 12' 9" (2.97m max x 3.89m)
Double glazed window to rear and radiator.

Bedroom Three

6' 2" x 14' 1" (1.88m x 4.29m)
Double glazed windows to the front and rear
plus radiator.

Bedroom Four

5' 7" x 8' (1.70m x 2.44m)
Double glazed window to front and radiator.

Bathroom

Double glazed window to rear, bath with
shower over, vanity wash hand basin, WC,
extractor fan and radiator.

Outside

Front:
Tarmac driveway.

Rear:
Patio, lawn and doors to brick built
outbuilding.





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: C

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Tenure: Freehold



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