



Connells

Heath Acres
WEDNESBURY



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom property sitting on a corner plot in Wednesbury, offered with no upward chain.

The property boasts a spacious downstairs. Having two reception rooms, consisting of a lounge and dining room, a fully fitted kitchen and the much desired downstairs cloakroom and separate utility room with plumbing for appliances.

To the first floor are three good sized bedrooms and a family bathroom.

Externally the property benefits from sitting on a large corner plot providing off road parking, a private rear garden and access to the garage.

The property sits in a great location to provide easy access to Wednesbury, Darlaston, Bilston and good transport links to the wider area, including being just a short drive away from junctions 9 & 10 of the M6. The property is also in close proximity to local schools, shops and other amenities.

Storm Porch

Double glazed entrance door to side, doors through to the entrance hallway and rear hall.

Entrance Hallway

Stairs to first floor landing, doors to lounge and kitchen.

Living Room

17' x 10' 2" into chimney (5.18m x 3.10m into chimney)

Double glazed windows to front and side, two radiators and double doors to dining room.

Dining Room

12' 11" max excluding recess x 9' 2" max (3.94m max excluding recess x 2.79m max)

Double glazed patio doors to rear garden, storage cupboard and access through to:-

Kitchen

7' 5" max excluding recess x 8' 2" max excluding recess (2.26m max excluding recess x 2.49m max excluding recess)

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, plumbing for washing machine, space for appliances, and door leading through to the rear hallway.

Rear Hallway

Concrete floor, doors to WC, storage room and garage.

W.C

Double glazed window to rear and WC.

Storage Room

5' 7" excluding walkway x 7' 8" excluding walkway (1.70m excluding walkway x 2.34m excluding walkway)

Double glazed windows to rear and side and door to rear garden.

First Floor Landing

Loft access point, radiator, doors to bedrooms and bathroom.

Bedroom One

13' 1" max x 10' max (3.99m max x 3.05m max)

Double glazed window to rear, radiator, built in wardrobes and two wall light points.

Bedroom Two

13' 1" max x 10' 3" max (3.99m max x 3.12m max)

Double glazed windows to front and side, built in wardrobes and radiator.

Bedroom Three

7' 4" x 6' 3" (2.24m x 1.91m)

Double glazed window to front and radiator.

Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, WC, radiator, airing cupboard, tiled walls and laminate flooring.

Garage

9' 11" x 16' 9" (3.02m x 5.11m)

Power, lighting and double doors.

Outside

Front:

Lawn areas and space for off road parking leading to home and garage.

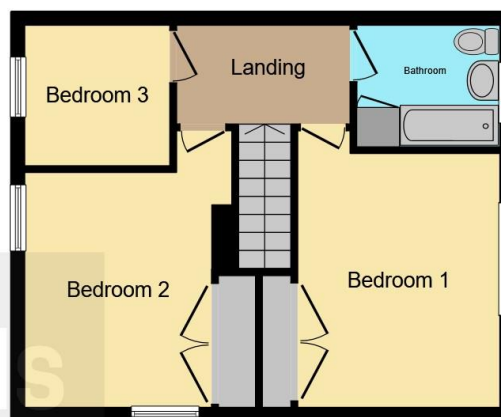
Rear:

Low maintenance rear garden with slab patio area and planted borders.





Ground Floor



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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