



**Connells**

Woden Road North  
Wednesbury





### Property Description

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

This stunning modernised property needs to be viewed to appreciate it's beauty! Having being cleverly designed throughout to create a functional family space without compromising on style.

To the ground floor the property briefly comprises of an entrance hallway with under stairs storage and beautiful oak stairs with built in lighting, doors from the hallway give access to the lounge and bathroom. The fully tiled bathroom comes complete with bath with shower over, and the large lounge diner with wood panelling and space for dining makes for a stunning family space, with windows to the front and patio doors to the rear, light flows through the room. From the lounge is the sleek bespoke kitchen with integrated appliances and space for an American fridge/freezer. To further add to the downstairs a conservatory gives extra living space, whilst cleverly having plumbing for utility purposes.

To the first floor are three good sized and beautifully decorated bedrooms.

The outside of this property really is an extension to the home. The garden allows for extra living space, being stylish yet easy to maintain, and perfect for entertaining. The 'lodge' type building in the garden makes for a versatile room, having storage to one side and bar/work space/play room to the other.

### Ground Floor

#### Entrance Hall

Having a double glazed front entrance door to the side aspect, wooden flooring, ceiling light point, under stairs storage cupboard accessed through a sliding door, and oak stairs and balustrade with built in lighting. Doors from the hallway give access to the bathroom and lounge/diner.

#### Lounge/Diner

10' 6" x 17' 6" ( 3.20m x 5.33m )  
Having a double glazed window to the front aspect, ceiling light point and ceiling spotlights, double glazed doors leading to the conservatory and a radiator.

#### Kitchen

10' 6" x 6' 8" ( 3.20m x 2.03m )  
Being a fully fitted modern kitchen space open plan to the lounge/diner. Having a double glazed window to the side aspect, integrated dish washer, double electric oven with hob and cooker hood over, laminate worktops and splashbacks, laminate tile effect flooring, ceiling spotlights, radiator and space for an American fridge/freezer. A double glazed door from the kitchen leads to the conservatory.

#### Conservatory

18' 7" Max x 10' 4" Max ( 5.66m Max x 3.15m Max )

## Bathroom

Having double glazed windows to the front and side aspect, fully tiled walls and flooring, bath with shower over, wash hand basin, WC, radiator and ceiling light point.

## Landing

Having doors leading to the bedrooms and bathroom. Loft hatch to the good sized insulated loft space.

## Bedroom 1

18' 8" x 8' ( 5.69m x 2.44m )

Having a double glazed window to the front aspect, fitted wardrobes, laminate flooring, radiator and a ceiling light point.

## Bedroom 2

13' 3" x 18' 3" ( 4.04m x 5.56m )

Having a double glazed window to the front and rear aspect, laminate flooring, ceiling light point, radiator and built in wardrobe accessed through a sliding door.

## Bedroom 3

13' 3" x 6' 10" ( 4.04m x 2.08m )

Having a double glazed window to the rear aspect, ceiling light point, laminate flooring and a radiator.

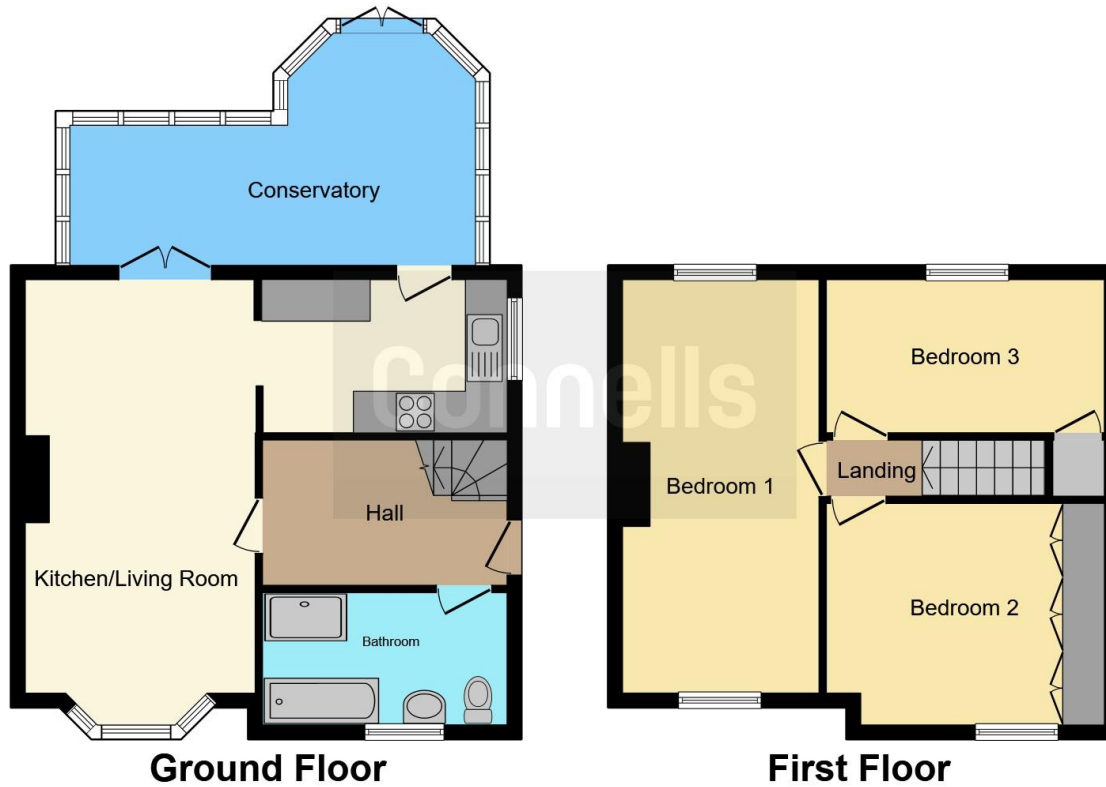
## Outside

### Front

Having a brick paved driveway providing parking for multiple vehicles.







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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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