



**Connells**

Holden Road  
WEDNESBURY





### Property Description

Connells Estate Agents in Wednesbury are pleased to bring to the market this three bedroom detached property in Wednesbury.

To the ground floor the property briefly comprises of two reception rooms, a modern fitted kitchen with space for appliances, a large utility room with plumbing for appliances and a handy downstairs shower room. There is also a cellar which is accessed using stairs from the lounge.

To the first floor are two good sized bedrooms and a family bathroom with corner bath tub and a separate shower cubicle. Stairs from the first floor landing give access to the loft space which has been converted in to a bedroom.

The property sits in a great location, being within walking distance to Wednesbury town centre, and close to local schools, shops, transport links and other amenities.

### Front Reception Room

11' 9" max x 14' 2" into bay ( 3.58m max x 4.32m into bay )

Double glazed entrance door and bay window to front, radiator and double doors through to living room.

### Living Room

12' 1" max x 14' 7" max ( 3.68m max x 4.45m max )

Double glazed window to rear, radiator, door to middle hallway, stairs rising to first floor landing plus stairs leading to the cellar.

### Middle Hallway

Double glazed door to side leading to rear garden, tiled floor and access to kitchen.

### Kitchen

8' 3" x 13' 1" ( 2.51m x 3.99m )

Double glazed window to side, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back

tiling, cooker hood with space for a range oven, space for fridge freezer, tiled flooring, ceiling spotlights and access to utility room.

### Utility

8' 3" x 14' 2" ( 2.51m x 4.32m )

Two double glazed windows to side, plumbing for washing machine, ceiling spotlights, radiator, tiled floor, space for appliances and door to shower room.

### Shower Room

Double glazed window to side, walk in shower, wash hand basin, WC, tiled walls and floor, radiator and ceiling spotlights.

### First Floor Landing

Doors to bedrooms two, three and the bathroom, stairs rising to bedroom one.

### Bedroom Two

12' 1" x 13' 1" ( 3.68m x 3.99m )

Double glazed window to front and radiator.

### Bedroom Three

7' 2" max x 18' 3" max ( 2.18m max x 5.56m max )

Two double glazed windows to side and radiator.

### Bathroom

Double glazed window to rear, corner bath, shower cubicle, wash hand basin, WC, extractor fan, radiator, part tiled walls and tiled flooring.

## Second Floor Master Bedroom

11' 9" x 17' 9" ( 3.58m x 5.41m )

Stairs from first floor landing, double glazed Velux window, radiator and ceiling spotlights.

Agents note: Some head height restricted due to eaves.

## Outside

Front:

Footpath leading to rear garden.

Rear:

Block paved patio, lawn and side access to front elevation.







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: E**

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Tenure: Freehold



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