



Connells

Sussex Avenue
Wednesbury



Property Description

Connells Estate Agents are pleased to market for sale this three bedroom semi detached home, which has been extended to aid people living with disability, offered with no upward chain.

To the ground floor, the property briefly comprises of an entrance hallway giving access to the through lounge with sliding patio doors leading out to the garden. Also from the hallway is the kitchen, fitted with modern high gloss units, integrated appliances and plumbing for a washing machine. The rear hallway which leads off from the kitchen gives access to the second bedroom, the wet room and the rear garden. Bedroom two and the wet room offer great living accommodation for those living with a disability, and can also be used to accommodate a growing family.

To the first floor are two double bedrooms and a further shower room.

Externally the property benefits from having a brick paved driveway providing off road parking. As the property sits on a substantial corner plot, the rear garden wraps around the property and has a concrete base ready for a garage to be built (STPP).

The downstairs of the property has been adapted for disability living, with widened doorways and full amenities to live comfortably in the downstairs of the home.

Ground Floor

Entrance Hallway

Having a front entrance door, carpeted flooring, ceiling light point, double glazed window to the side aspect, doors leading to the lounge and kitchen and stairs to the first floor.

Lounge

11' 2" Max x 20' 4" Max (3.40m Max x 6.20m Max)

Having a double glazed window to the front aspect, double glazed sliding doors to the rear aspect giving access to the rear garden, carpeted flooring, two ceiling light points, radiator and a gas fire.

Kitchen

7' 2" x 11' 5" (2.18m x 3.48m)

Being a modern fitted kitchen with a range of wall base and drawer units with laminate worktops over. Having a sink with drainer, ceiling light point, electric oven, gas hob with cooker hood over, plumbing for a washing machine and tiled splashbacks. A door from the kitchen gives access to the rear hallway.

Rear Hallway

Having doors leading to bedroom 2 and the downstairs shower room, a double glazed door the side aspect gives access to the rear garden.

Bedroom Two

12' 7" x 11' 8" (3.84m x 3.56m)

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

Downstairs Shower Room

Having a double glazed window to the side aspect, vinyl flooring, shower, wash hand basin with vanity and a WC.

Landing

Having doors leading to the bedrooms and shower room.

Bedroom 1

12' 5" x 9' 5" (3.78m x 2.87m)

Having two double glazed windows to the front aspect, fitted wardrobes, carpeted flooring, ceiling light points, a radiator and a storage cupboard.

Bedroom 3

10' 2" x 10' 8" (3.10m x 3.25m)

Having a double glazed window to the rear aspect, carpeted flooring and a radiator.

Shower Room

Having a double glazed window to the rear aspect, vinyl flooring, part tiled walls, shower cubicle, WC, wash hand basin and a ceiling light point.

Outside

Front

Having a prick paved driveway for off road parking.

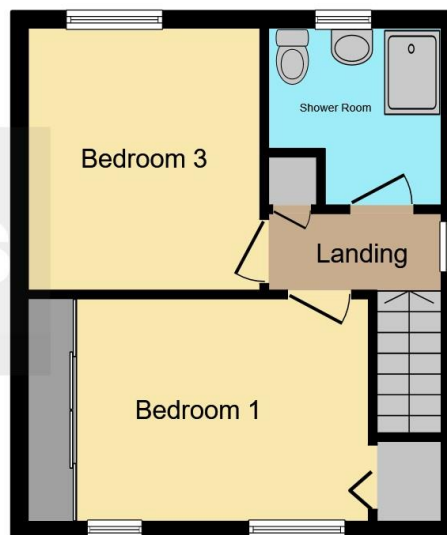
Rear Garden

Being a wrap around garden with paved patio areas, lawn, borders and side access.





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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Tenure: Freehold



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