



Connells

Berry Avenue
WEDNESBURY



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom property in Darlaston.

To the ground floor the property briefly comprises of an entrance hallway giving access to the lounge and stairs to the first floor. Off the lounge is the fitted kitchen with rear hallway leading to the WC and double glazed door to the rear garden.

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

Externally the property benefits from having a private rear garden and off road parking to the front

Entrance Hall

Front entrance door, stairs to first floor landing and further door to lounge.

Living Room

12' max x 12' max (3.66m max x 3.66m max)
Double glazed window to front, radiator and door to kitchen.

Kitchen

12' max x 8' 1" max (3.66m max x 2.46m max)
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for appliances, radiator, tiled flooring, storage cupboard and door to rear hallway.

Rear Hallway

Tiled flooring, doors to WC and conservatory.

Cloakroom

Double glazed window to rear, WC and tiled flooring.

Conservatory

17' 2" x 8' 2" (5.23m x 2.49m)
Tiled flooring and double glazed door to rear garden.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 5" x 8' 8" (3.48m x 2.64m)
Double glazed window to front and radiator.

Bedroom Two

10' 6" x 11' 1" (3.20m x 3.38m)
Double glazed window to rear and radiator.

Bedroom Three

8' 7" x 7' 9" (2.62m x 2.36m)
Double glazed window to rear.

Bathroom

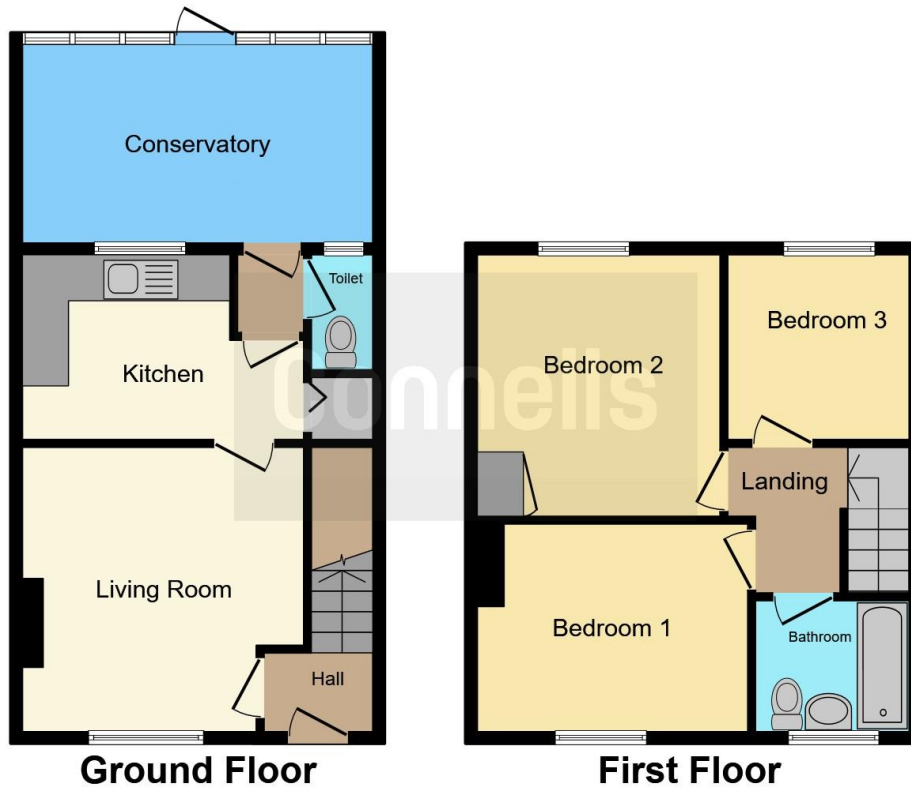
Double glazed window to front, bath, part tiled walls, WC, wash hand basin and radiator.

Outside

Front:
Block paved driveway.

Rear:
Block paved patio and steps to lawn.





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

view this property online connells.co.uk/Property/WED310983

Tenure: Freehold



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Property Ref: WED310983 - 0004