



**Connells**

Powerhouse Lane  
WEDNESBURY





### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this stunning three bedroom semi-detached property in Wednesbury, in beautiful condition throughout, it's one not to be missed!

The property briefly comprises of an entrance hallway giving access to the beautiful and spacious lounge, with a large window to the front allowing for plenty of light to flow through the room. Also accessed from the hallway is a much desired downstairs W.C and the large kitchen diner. This modern, fully fitted kitchen comes complete with a range of integrated appliances, as well as a dining area.

To the first floor are three wonderfully decorated bedrooms, the master having an ensuite shower room, and a modern family bathroom.

Externally the property benefits from having a driveway to the side of the property, and a beautiful rear garden with decking, patio and lawn areas.

### Entrance Hallway

Double glazed front door, stairs to first floor landing, under stairs storage cupboard, further storage cupboard, doors to lounge, kitchen diner and WC.

### Lounge

16' 3" x 10' 2" ( 4.95m x 3.10m )  
Double glazed windows to the front and side and radiator.

### Kitchen Diner

16' 3" max x 12' 11" max ( 4.95m max x 3.94m max )  
Double glazed windows to the front rear and side, fitted with a range of wall and base units with work surfaces over, sink drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine, integrated washing machine and fridge freezer, central heating boiler, radiator and double glazed French doors to the side giving access to the rear garden.

### W.C

WC, wash hand basin, splash back tiling and radiator.

### First Floor Landing

Loft access point and doors to the bedrooms and bathroom.

### Bedroom One

12' 9" max x 13' 11" max ( 3.89m max x 4.24m max )  
Double glazed windows to front and side elevations, fitted wardrobes and door to en suite.

### En Suite

Double glazed window to front, shower cubicle, wash hand basin, WC, extractor fan, radiator, and part tiled walls.

### Bedroom Two

10' 3" max x 12' 5" max ( 3.12m max x 3.78m max )

Double glazed windows to front and side elevations, two storage cupboards and radiator.

### Bedroom Three

7' 3" x 6' 10" ( 2.21m x 2.08m )

Double glazed window to side and radiator.

### Bathroom

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

### Outside

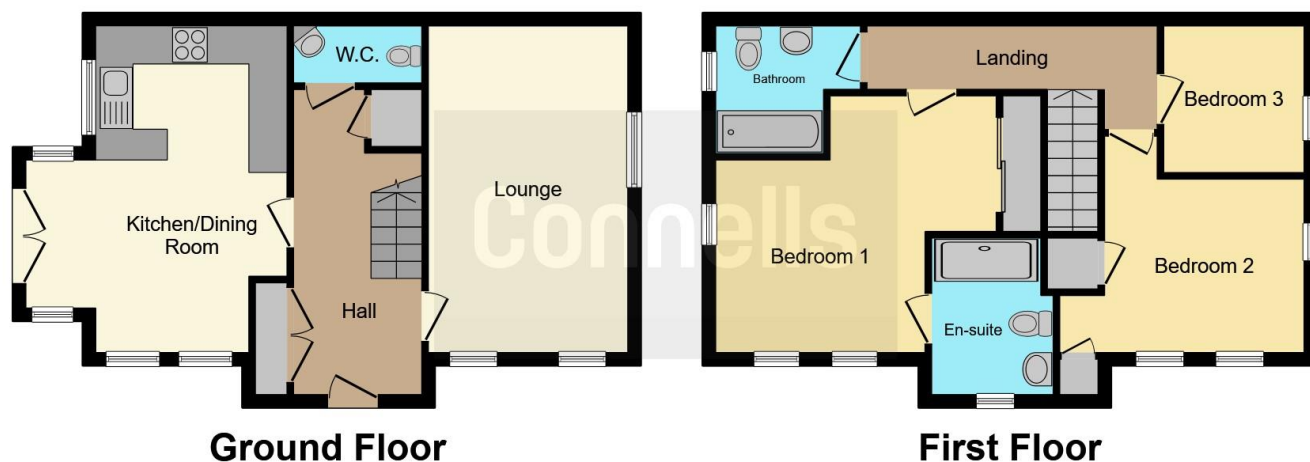
Front:

Tarmac driveway to the side of the property.

Rear:

Decking, artificial lawn, patio to rear and side access.





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: B**

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Tenure: Freehold



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