



Connells

Myvod Road  
WEDNESBURY





### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom semi detached property in Wednesbury, offered with no upward chain.

To the ground floor, the property briefly comprises of an entrance hallway with stairs to the first floor and door to the lounge. From the lounge is access to the fitted kitchen with plumbing for utilities and space for appliances, double doors from the kitchen give access to the rear garden.

To the first floor are three spacious bedrooms and modern fitted family bathroom.

Externally, the property benefits from having a driveway for off road parking and a private rear garden. The functional garage provides power, light & electric vehicle charging point and an electric roller door for access.

### Ground Floor

#### Entrance Hallway

Having a double glazed front entrance door, laminate flooring, ceiling light point, radiator, stairs to the first floor and door to the lounge.

#### Lounge

16' 2" Max x 11' 3" Max ( 4.93m Max x 3.43m Max )

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

### Kitchen

8' 7" x 4' 4" ( 2.62m x 1.32m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having double glazed French doors leading to the conservatory and a double glazed window to the rear aspect, tiled flooring and splash backs, ceiling light point, sink with drainer, plumbing for a washing machine, space for appliances and an under stairs storage cupboard with door to the garage.

### First Floor

#### Landing

Having carpeted flooring, ceiling light point and doors leading to the bedrooms and bathroom.

#### Bedroom One

13' 4" Max x 14' 4" Max ( 4.06m Max x 4.37m Max )

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

#### Bedroom Two

13' 3" x 14' 4" ( 4.04m x 4.37m )

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

#### Bedroom Three

10' 2" Max x 8' 3" Max ( 3.10m Max x 2.51m Max )

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

## Bathroom

Being a modern fitted bathroom, having a double glazed window to the rear aspect, bath with shower over, wash hand basin with vanity, WC, tiled walls, laminate flooring, ceiling light point and a radiator.

## Outside

Front:

Having a crete print driveway to the front of the property.

Rear Garden:

Having multiple patio areas, laid to lawn and a door giving access to the garage

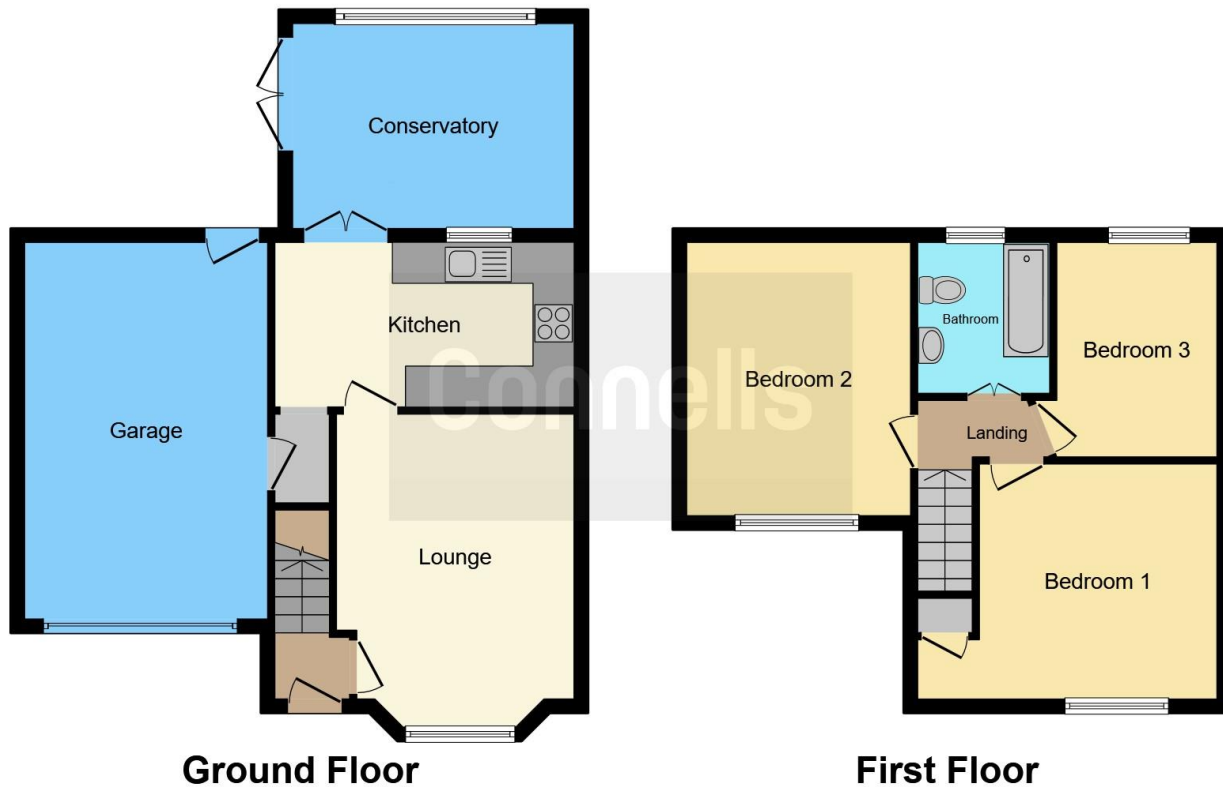
## Garage

11' 6" x 18' 7" ( 3.51m x 5.66m )

Having an electric roller door, power, light, an electric car charging point and a door leading to the garden.







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: D**

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Tenure: Freehold



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