



**Connells**

Coronation Road  
Wednesbury



### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom semi detached property on a popular road in Wednesbury, making a great first time purchase.

To the ground floor the property briefly comprises of an entrance hallway giving access to the through lounge diner with double glazed doors leading to the rear garden, and to the fully fitted kitchen with space for appliances, plumbing for utility purposes and double glazed door to the rear garden.

To the first floor are two good sized bedrooms and a family bathroom.

Externally the property benefits from having a driveway providing off road parking and a private rear garden.

### Entrance Porch

Double glazed windows and French doors leading to:-

### Entrance Hallway

Double glazed door to front, double glazed window to side, radiator, stairs to first floor landing, under stairs storage cupboard and doors to the lounge and kitchen.

### Lounge

11' 1" max x 19' 10" max ( 3.38m max x 6.05m max )  
Double glazed bay window to front, radiator, double glazed sliding doors to rear garden.

### Kitchen

7' 10" x 12' ( 2.39m x 3.66m )  
Double glazed windows to rear and side, fitted with a range of wall and base units with work surfaces over, sink drainer, part tiling, cookerhood, plumbing for washing machine, central heating boiler, radiator, space for

appliances double glazed door to rear garden.

### First Floor Landing

Loft access point, storage cupboard and doors to bedrooms and bathroom.

### Bedroom One

8' 10" x 14' 8" ( 2.69m x 4.47m )  
Two double glazed windows to front, radiator and storage cupboard.

### Bedroom Two

10' 6" x 10' 8" ( 3.20m x 3.25m )  
Double glazed window to rear and radiator.

### Bathroom

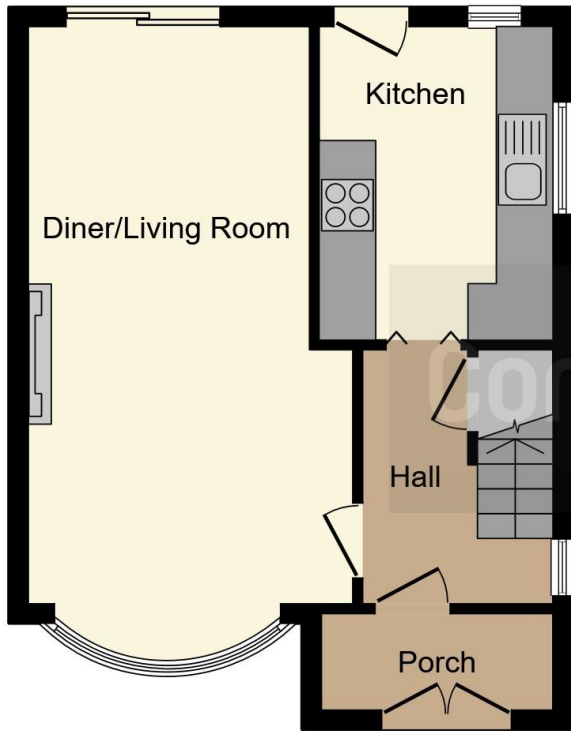
Double glazed window to rear, bath with shower over, wash hand basin, WC, radiator and part tiled walls.

### Outside

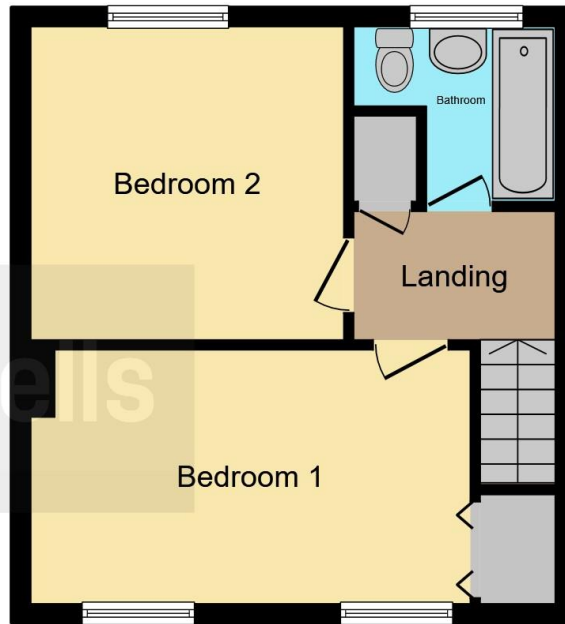
Front:  
Brick paved driveway providing off road parking

Rear:  
Lawn, decking, side access and storage shed.





**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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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