



Connells

Walton Road  
Wednesbury



### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this well presented two bedroom property on Walton Road in Wednesbury.

To the ground floor the property briefly comprises of an entrance porch giving access to the entrance hallway with stairs to the first floor and door leading to the through lounge. From the lounge is access to the fully fitted kitchen with space for appliances and plumbing for utilities. A conservatory to the rear of the property gives access to the rear garden through double doors.

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

Externally the property benefits from having off road parking for multiple vehicles and a private rear garden.

### Entrance Porch

Double glazed door to front, double glazed window to side, wooden flooring, radiator and further double glazed door into the entrance hallway.

### Entrance Hallway

Radiator, stairs to first floor landing and door to lounge.

### Lounge

11' 8" max x 15' 5" max ( 3.56m max x 4.70m max )

Double glazed bay window to front, radiator, under stairs storage cupboard, wooden flooring and door giving access to kitchen.

### Kitchen

14' 4" x 7' 5" ( 4.37m x 2.26m )

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink drainer, cooker hood, plumbing for washing machine, space for appliances, floor and wall tiling, ceiling spotlights and double glazed door to the conservatory.

### Conservatory

14' 2" x 9' 5" ( 4.32m x 2.87m )

uPVC and double glazed construction with double doors to rear garden.

### First Floor Landing

Double glazed window to side, doors to bedrooms and bathroom.

### Bedroom One

14' 4" x 11' 5" ( 4.37m x 3.48m )

Double glazed window to front, radiator and fitted wardrobes.

### Bedroom Two

7' 9" x 10' 1" ( 2.36m x 3.07m )

Double glazed window to rear and radiator.

### Bathroom

Double glazed window to rear, bath with shower over, vanity wash hand basin, WC, airing cupboard and tiled walls.

## Outside

### Front:

Brick paved driveway providing parking for multiple vehicles.

### Rear:

Block paved patio, steps to lawn, side access and pathway leading to the shed.





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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