



**Connells**

Alexandra Road  
Wednesbury





### Property Description

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

To the ground floor the property briefly comprises of an entrance hallway with doors to the sittings rooms and kitchen. To the first floor are three good sized bedrooms and a family bathroom.

Externally the property benefits from having a low maintenance rear garden with summer house and extra storage.

### Entrance Porch

Double glazed front door, tiled flooring and further door into:-

### Entrance Hallway

Radiator, stairs to first floor landing, stairs to cellar, doors to reception rooms and kitchen.

### Living Room

12' 1" max x 12' max ( 3.68m max x 3.66m max )  
Double glazed bay window to front, radiator and a gas fireplace with surround.

### Kitchen

11' max x 9' 1" max ( 3.35m max x 2.77m max )  
Double glazed windows to side and rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, space for a Range oven, cooker hood, plumbing for washing machine, radiator, central heating boiler, tiled floor and space for appliances.

### Second Reception Room

17' 11" max x 12' into recess ( 5.46m max x 3.66m into recess )  
Double glazed French doors to rear and side, radiator and laminate flooring.

### First Floor Landing

Radiator, doors to bedrooms and bathroom.

### Bedroom One

12' max x 12' 1" max ( 3.66m max x 3.68m max )  
Double glazed window to front and radiator.

### Bedroom Two

11' 10" max x 11' max ( 3.61m max x 3.35m max )  
Double glazed window to rear and radiator.

### Bedroom Three

11' max x 10' max ( 3.35m max x 3.05m max )  
Double glazed window to rear and radiator.

### Bathroom

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

### Cellar

Power and lighting.

## Outside

Rear: Block paved, side access to front and access to the summer house/ outbuilding.

## Outbuilding

19' x 14' 1" ( 5.79m x 4.29m )

Double glazed French doors, power and lighting.







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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