



Connells

Woden Road South
WEDNESBURY



Property Description

Connells Estate Agents are pleased to market for sale this three bedroom semi detached property on a sought after road in Wednesbury, benefiting from being extended and having waterside views to the front.

To the ground floor the property briefly comprises of an entrance porch giving access to the hallway. From here is access to the spacious and beautifully decorated 'through' lounge/diner, the improved extended kitchen with space for dining, the much desired downstairs WC and a handy storage room.

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

Externally the property benefits from having a front garden with driveway, a landscaped rear garden with side access to the front and a detached garage with power and light.

Entrance Porch

Double glazed sliding doors to front and door to entrance hallway

Entrance Hallway

Stairs to first floor, doors to lounge and kitchen.

Lounge

11' 9" max x 27' 8" max (3.58m max x 8.43m max)

Double glazed bay window to front, sliding doors to rear garden.

Kitchen

21' 9" x 8' 11" into recess (6.63m x 2.72m into recess)

Double glazed windows to side and rear, double glazed door to rear garden, under stairs storage cupboard, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, plumbing for utilities, space for appliances and dining area, spotlights and door to store room.

Store

Double glazed window to side and door to the ground floor WC.

W.C

Double glazed window to side, WC and wash hand basin.

First Floor Landing

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

Bedroom One

14' 7" into recess x 8' 4" (4.45m into recess x 2.54m)

Double glazed window to front, storage cupboard and radiator.

Bedroom Two

11' into recess x 11' 10" into recess (3.35m into recess x 3.61m into recess)

Double glazed window to rear and radiator.

Bedroom Three

9' 10" x 8' into recess (3.00m x 2.44m into recess)

Double glazed window to front and radiator.

Bathroom

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

Outside

Front:

Lawn to front with borders and driveway for off road parking.

Rear:

Patio, lawn, borders with plants and shrubs, side access to front elevation.

Detached Garage

19' 2" x 9' 4" (5.84m x 2.84m)

Up and over door, power, lighting and door to side leading to rear 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

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EPC Rating: C

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Tenure: Freehold



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