



**Connells**

Ames Road  
Wednesbury



### Property Description

Connells Estate Agent are delighted to bring to the market this spacious 3-bedroom semi-detached house, which is nestled in one of the most sought-after locations in Wednesbury.

To the ground floor you are welcomed with a spacious hallway with doors leading to family lounge and separate dining room. You then step into the modernised kitchen, which then leads on to the much desired utility room.

To the first floor there are three well-sized bedrooms, meaning ample room for everyone, and generous sized family bathroom.

To the front of the property you have a drive for ample parking and a generous sized rear garden.

### Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

### Entrance Hallway

Double glazed door to front, double glazed window to side, radiator, stairs to first floor landing, doors to lounge and diner.

### Lounge

14' 7" MAX x 13' 11" MAX ( 4.45m MAX x 4.24m MAX )  
Double glazed window to the front with radiator and gas fire.

### Dining Room

12' 6" MAX x 10' 5" MAX ( 3.81m MAX x 3.17m MAX )  
Double glazed doors to the rear and radiator.

### Kitchen

13' 1" x 6' 11" ( 3.99m x 2.11m )  
Double glazed windows to side and rear, fitted with a range of base units with work surfaces over, sink drainer. Space for appliances and radiator. Door leading to utility.

### Utility

6' 7" x 18' ( 2.01m x 5.49m )  
Window to the rear and side, fitted with a range of base units with work surfaces over, sink drainer and radiator.

### First Floor Landing

Double glazed window to side, loft access point, doors to bedrooms and bathroom.

### Bedroom 1

12' 6" x 12' 4" ( 3.81m x 3.76m )  
Double glazed windows to front and radiator.

### Bedroom 2

13' 1" x 10' ( 3.99m x 3.05m )  
Double glazed window to rear and radiator.

### Bedroom 3

9' 4" x 12' 6" ( 2.84m x 3.81m )  
Double glazed window to rear and radiator.

### Shower Room

Double glazed window to rear with walk in shower, vanity wash hand basin, WC, and radiator. Tiling within shower cubicle and flooring.





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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**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

**EPC Rating: D**

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Tenure: Freehold



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