



Connells

Wells Avenue
Wednesbury



Property Description

Connells Estate Agent are delighted to bring to the market this spacious 3-bedroom semi-detached house, which is situated 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, which is a very generous size. You then step into the modernised, spacious kitchen, with doors leading to much desired downstairs toilet and rear porch.

To the first floor there are three well-sized bedrooms and generous sized family bathroom.

To the front of the property is a large front garden with the potential to turn into a driveway for ample parking, and to the rear, a generous sized garden.

Ground Floor

Hallway

Having a double glazed front entrance door, door to the lounge and stairs to the first floor.

Lounge

14' 4" Max x 15' 4" Max (4.37m Max x 4.67m Max)

Having a double glazed bay window to the front, laminate flooring, storage cupboard, ceiling light point, radiator and door to the lounge

Kitchen

11' 1" x 8' 8" (3.38m x 2.64m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work tops over. Having a double glazed bay window to the rear aspect, tiled flooring and splash backs, sink with drainer, ceiling light point, radiator, plumbing for utilities and space for appliances. A door from the kitchen leads to the rear porch.

Rear Porch

Having a double glazed door leading to the rear garden and a door leading to the cloakroom.

Cloakroom

Having a double glazed window to the side aspect, tiled flooring, tiled walls, WC and wash hand basin.

First Floor

Landing

Having doors leading to the bedrooms and family bathroom.

Bedroom 1

14' 1" Max x 9' 8" Max (4.29m Max x 2.95m Max)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom 2

9' 7" Max x 8' 5" Max (2.92m Max x 2.57m Max)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom 3

7' 8" x 8' 8" (2.34m x 2.64m)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bathroom

Having a double glazed window to the side aspect, vinyl flooring, tiled walls, ceiling light point, radiator, WC, wash hand basin and bath with shower over.

Outside

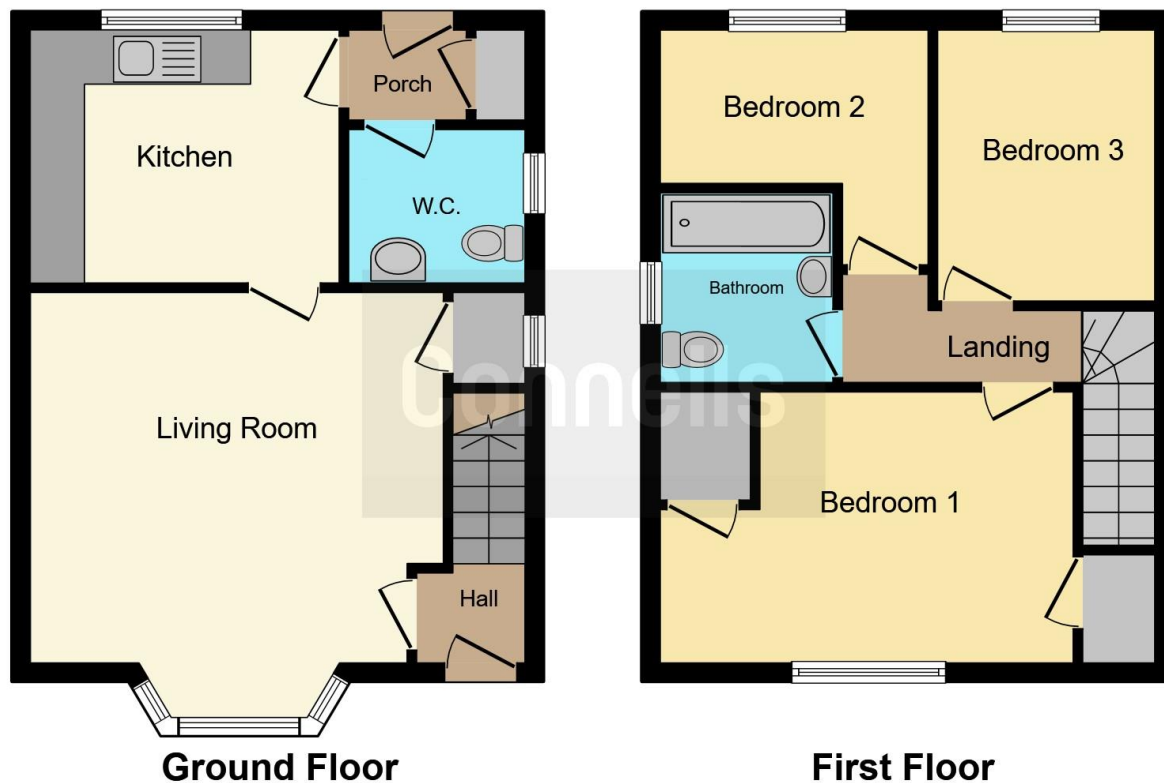
Front:

Having a lawn to the front with path leading to the front door.

Rear:

Having a block paved patio, lawn and side access to the front of the property.





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: D Council Tax
 Band: B

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Tenure: Freehold



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