



Connells

Woden Road South
Wednesbury

Woden Road South Wednesbury WS10 0BS

for sale offers in the region of
£450,000



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this fully refurbished 6 bedroom property on a desirable road in Wednesbury. With beautiful views to the front, being heavily extended and having further planning permission for extensions to the side and rear.

In brief, this executive property consists of three beautifully decorated and generously sized reception rooms. A fully fitted and modern kitchen with high gloss units, tiled flooring and space for appliances, in addition to this is a larger than average utility room with extra storage and plumbing for utilities. Also to the ground floor is a handy wet room and a converted garage which is currently being used as a bedroom.

To the first floor are four good sized bedrooms and a fully fitted shower room. From here is access to the loft which has been cleverly converted to provide two extra bedrooms and a modern fitted shower room.

Externally to the front, the property benefits from having ample off road parking providing parking for multiple vehicles. To the rear is a fully landscaped rear garden giving access to the outhouse. The storage area in the outhouse has plumbing ready to be turned in to a bathroom if the buyer wishes.

The property sits in a great location to provide easy access to Wednesbury town centre, local schools, shops, transport links and other amenities.

Entrance Porch

Double glazed front door and further double glazed door into:-

Entrance Hallway

Stairs to first floor landing, doors to lounge and kitchen.

Lounge

16' 1" x 11' 4" (4.90m x 3.45m)

Double glazed window to front, ceiling spotlights, radiator and door to the dining room.

Dining Room

11' 9" x 11' 2" (3.58m x 3.40m)

Radiator and double glazed French doors to conservatory.

Kitchen

11' 2" x 11' 3" (3.40m x 3.43m)

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, electric oven, gas hob with cooker hood over, space for appliances, radiator, ceiling spotlights, tiled floor and door to utility.

Utility Room

9' 1" max x 14' 1" max (2.77m max x 4.29m max)

Fitted with a range of wall and base units with work surfaces over, sink, plumbing for utilities, radiator, ceiling spotlights, storage cupboard, doors to reception room two, wet room and the conservatory.

Converted Garage

9' 1" x 13' 2" (2.77m x 4.01m)

Double glazed window and door to front, ceiling spotlights and radiator.

Was previously a garage.

Wet Room

Double glazed window to rear, tiled walls and floor, walk in shower, vanity wash hand basin, WC, extractor fan and ceiling spotlights.

Conservatory

23' 6" x 12' 5" (7.16m x 3.78m)

Double glazed bifold doors to the rear garden laminate flooring and wall light points.

First Floor Landing

Radiator, stairs to second floor landing and doors to shower room, bedrooms 1, 2, 3 and 4.

Bedroom One

13' 5" x 11' 1" (4.09m x 3.38m)

Double glazed window to front, radiator and fitted wardrobes.

Bedroom Two

8' 3" x 10' 9" (2.51m x 3.28m)

Double glazed window to rear and radiator.

Bedroom Three

10' 4" max x 7' 5" max (3.15m max x 2.26m max)

Double glazed window to front and radiator.

Bedroom Four

6' 1" x 7' 9" (1.85m x 2.36m)

Double glazed window to rear and radiator.

First Floor Shower Room

Double glazed window to rear, fully tiled, shower cubicle, vanity wash hand basin and WC.

Second Floor Landing

Double glazed window to front, doors to shower room, bedrooms 5 and 6.

Bedroom Five

14' 9" x 9' 5" (4.50m x 2.87m)

Double glazed window to rear and radiator.

Bedroom Six

14' 9" x 8' 7" (4.50m x 2.62m)

Double glazed window to front and radiator.

Second Floor Shower Room

Double glazed window to rear, fully tiled, WC, vanity wash hand basin, shower cubicle and radiator.

Outside

Front garden:

Tarmac driveway for multiple vehicles.

Rear garden:

Patio, lawn, pathway leading to the outbuilding.

Outbuildings

Two double glazed windows and a double glazed door to front, ceiling spotlights and door to storage area.





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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Tenure: Freehold



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