



Connells

Old Park Road
Wednesbury



Property Description

Welcome to this grand Victorian-style semi-detached property that epitomises charm and grandeur. This splendid residence offers an abundance of living space, brimming with potential and character.

As you step inside, the rich architectural details and high ceilings create an inviting atmosphere that feels both luxurious and homey. A warm and inviting feel good home, being welcomed in through an over 30 ft hallway with original Victorian Minton Tiles, offering access to the reception rooms and kitchen. With two large reception rooms and a dining area, each filled with natural light, this living space really creates the perfect family home. The property's generous layout ensures that every family member can enjoy their own space while also providing ample room for shared moments. The spacious kitchen comes with space for necessary appliances. From the kitchen is the downstairs bathroom and the much desirable downstairs WC.

This remarkable property features three enormous bedrooms, each designed to embrace high ceilings that amplify the sense of space and openness. Large windows invite an abundance of natural light, transforming each room into a warm and inviting retreat. Additionally, the extra living space in the attic offers versatility and charm, currently utilised as another large bedroom.

Outside of this exquisite property benefits from a slabbed rear garden, with a detached garage and parking to the side.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, minton tiled flooring, radiator, ceiling light point and doors leading to the lounge, reception room, dining room and stairs to the first floor.

Lounge

15' 3" x 13' 9" (4.65m x 4.19m)
Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Reception Room

15' 4" x 12' 5" (4.67m x 3.78m)
Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

Dining Room

9' 9" x 5' 10" (2.97m x 1.78m)
Having vinyl tiled flooring, ceiling light point, radiator and door to the kitchen.

Kitchen

12' x 9' 9" (3.66m x 2.97m)
Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the side aspect, vinyl tiled flooring, tiled splashbacks, ceiling light point, radiator, one and a half bowl sink with drainer, space for appliances, plumbing for utilities and home to the central heating boiler. A door from the kitchen gives access to the rear hallway.

Rear Hallway

Having doors leading to the bathroom and WC.

Bathroom

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

Wc

Having a double glazed window to the rear aspect, vinyl tiled flooring, WC and ceiling light point.

First Floor

Landing

Having carpeted flooring, ceiling light point, understairs storage cupboard, stairs to the second floor and doors leading to bedrooms 1,3 & 4.

Bedroom One

16' 5" x 15' 9" (5.00m x 4.80m)

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

Bedroom Two

15' 3" x 13' (4.65m x 3.96m)

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

Bedroom Three

9' 4" x 9' 3" (2.84m x 2.82m)

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

Second Floor

Bedroom Four

20' 7" x 10' 7" (6.27m x 3.23m)

Outside

Front:

A walled frontage with path to front entrance door.

Rear:

A low maintenance block paved garden with side access and access to the detached garage.

Garage

Being a detached garage with up and over doors, power and lighting. Access to the garage in through double gates from the road side.





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

To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: E Council Tax
 Band: B

view this property online connells.co.uk/Property/WED311413

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED311413 - 0006