



**Connells**

Charles Foster Street  
Wednesbury



### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this well presented, three-bedroom, semi-detached home in Darlaston.

The property is located close to main transport links, local amenities and is in a good school catchment area for both Primary and Secondary schools.

To the ground floor the property briefly comprises of an entrance hallway giving access to the bright and spacious lounge with bay window to the front. Leading on from the lounge is the fully fitted kitchen, with space for appliances and with integrated electric oven, hob & cooker hood & with an integrated dishwasher. Also to the ground floor is the beautiful newly fitted bathroom and the much-desired utility room.

To the first floor the property boasts three good sized and well-presented bedrooms.

Externally, the property has ample off-road parking to the front. To the rear, the property benefits from having a block paved patio, lawn and side access to the front of the property.

### Ground Floor

#### Entrance Hallway

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

### Lounge

13' 6" Max x 13' 1" Max (4.11m Max x 3.99m Max)

Having a double-glazed bay window to the front aspect, carpeted flooring, ceiling light point, under stairs storage cupboard, radiator, gas fire with surround and door leading to the kitchen.

### Kitchen

10' 4" x 9' 8" (3.15m x 2.95m)

Being a fully fitted kitchen with a range of wall base and drawer units with laminate work-tops over. Having a double-glazed window to the rear aspect, integrated oven, hob and cooker hood, integrated dishwasher, sink, tiled flooring and splashbacks, ceiling light point and a radiator. Doors from the kitchen give access to the bathroom and utility room.

### Utility Room

10' 1" x 9' 8" (3.07m x 2.95m)

Having base units, laminate work-tops, plumbing for utilities and double-glazed door leading to the rear garden.

### Bathroom

Being a modern newly fitted bathroom. Having a double-glazed window to the side aspect, tiled flooring and part tiled walls, bath with shower over, built in storage cupboard, wash hand basin with vanity, WC, ceiling spotlights and a radiator.

## First Floor

### Landing

Having a double-glazed window to the side aspect, carpeted flooring, ceiling light point and doors leading to the bedrooms.

### Bedroom 1

13' 9" x 9' 8" (4.19m x 2.95m)

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

### Bedroom 2

9' 8" x 12' 4" (2.95m x 3.76m)

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

### Bedroom 3

8' 3" x 9' 5" (2.51m x 2.87m)

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

## Outside

### Front

Having a brick paved driveway providing off road parking.

### 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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: WED311402 - 0009