



**Connells**

Banfield Road  
Wednesbury



### Property Description

Step into your dream home—a beautifully extended and well-presented three-bedroom semi-detached property that truly must be seen to be appreciated. Perfectly suited for first-time buyers, this inviting space offers an abundance of room to grow and make cherished memories.

To the ground floor, you are welcomed in with a generous hallway with doors leading to lounge and kitchen. This beautiful and generous sized lounge radiates natural light through the large bay window. You will then seamlessly flow into a delightful kitchen diner where culinary adventures await. And let's not forget no more morning rushes, with the convenience of a downstairs toilet.

To the first floor you have two spacious double bedrooms plus a family bathroom, that provides a soothing escape after a long day.

To the second floor you are greeted with the unique charm of having a large bedroom nestled in the loft, which is ideal for creating your own private retreat or a cozy guest room.

Let's not forget the practicality of ample off-road parking. Step outside to your rear garden, an inviting outdoor space perfect for summer barbecues, a safe play area for kids, or a peaceful retreat to relax with a book.

### Access Via

A UPVC double glazed door leading to:

### Entrance Hall

Having stairs to first floor, double glazed window to the side, central heating and door to:

### Lounge

14' 6" x 11' 10" ( 4.42m x 3.61m )

Having a double glazed bay window to the front, central heating radiator, gas fire, and laminate flooring.

### Kitchen

17' 8" x 8' 3" ( 5.38m x 2.51m )

Having a double glazed window to the rear, a range of fitted wall and base units with work surfaces over, stainless steel sink and drainer, tiling to splash-backs and space for appliances. Tiled flooring, radiator and doors leading to downstairs WC and rear garden.

### Guest Cloakroom

Having a low level W/C, central heating radiator, part tiling and double glazed window to the rear.

### First Floor Landing

#### Bedroom One

20' 10" MAX x 9' 5" ( 6.35m MAX x 2.87m )

Having a double glazed window to the front and central heating radiator.

#### Bedroom Two

11' 8" x 10' 11" into recess ( 3.56m x 3.33m into recess )

Having a double glazed window to the rear and central heating radiator.

### Family Bathroom

Having a double glazed window to the rear, central heating radiator, bath tub, shower cubicle, W/C, double hand wash basin with vanity unit and tiling to walls and floor.

## Second Floor

### Bedroom Three/Loft Room

16' restricted head height x 11' restricted head height ( 4.88m restricted head height x 3.35m restricted head height )

Having a double glazed sky light window tot he front of the property, central heating radiator and storage space.

## Outside

Front Garden:

Block paved driveway with side access to rear garden.

Rear Garden:

Block paved patio area and gravel area with various shrubs and plants.

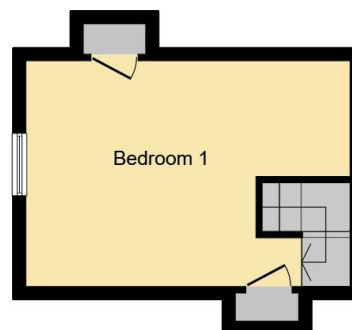




**Ground Floor**



**First Floor**



**Second Floor**

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**

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Tenure: Freehold



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