



**Connells**

Windmill Street  
Wednesbury



# Windmill Street Wednesbury WS10 9EX

for sale offers in the region of  
**£200,000**



## Property Description

Connells Estate Agents in Wednesbury are thrilled to present this charming three-bedroom home, nestled on a beloved road that perfectly balances comfort and convenience. With local amenities right at your doorstep and easy access to junction 9 of the M6, this property is ideal for those who value both community and connectivity.

As you step inside, you'll be welcomed by a spacious open-plan lounge and dining area, designed for both family gatherings and cozy evenings in. The downstairs WC adds practicality to the layout, ensuring that your home is as functional as it is inviting. The kitchen, a space where culinary dreams can come alive, awaits your personal touch!

Venture to the first floor, where you'll find three well-proportioned bedrooms, perfect for restful nights and lively mornings. The family bathroom is ready to serve your daily routines, offering a soothing spot to unwind after a long day.

Outside, the property shines with its front driveway, providing off-road parking for your peace of mind. The private rear garden is a lovely retreat, ideal for summer barbecues, gardening, or simply soaking up the sunshine. Plus, additional parking at the rear adds even more convenience.

This home is more than just a property; it's a place where memories will be made, laughter will echo, and dreams can flourish. Don't miss the chance to make it yours!

## Ground Floor

### Porch

Having a double glazed front entrance door and door leading to the hallway.

### Hallway

having vinyl flooring, ceiling light point, radiator, stairs leading to the first floor and doors leading to the lounge, kitchen, WC and storage cupboards.

### Living Area

11' 4" Max x 23' 5" Max ( 3.45m Max x 7.14m Max )

Being a 'through' lounge with space for dining. Having a double glazed window to the front aspect, double glazed patio doors to the rear aspect, vinyl flooring, two ceiling light points and two radiators.

### Kitchen

10' 3" x 7' 8" ( 3.12m x 2.34m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, double glazed door leading to the rear garden, electric hob with cooker hood over, electric oven, sink with drainer, plumbing for utilities, space for a fridge/freezer, ceiling light point and a radiator.

### Wc

Having tiled splashbacks, vinyl flooring, WC, wash hand basin, vinyl flooring and a ceiling light point.

## First Floor

### Landing

Having carpeted flooring, ceiling light point and doors leading to the bedrooms, bathroom and storage cupboard.

### Bedroom One

10' 8" x 12' 7" ( 3.25m x 3.84m )

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

### Bedroom Two

10' 8" x 10' 7" ( 3.25m x 3.23m )

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

### Bedroom Three

9' 1" x 7' 8" ( 2.77m x 2.34m )

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

### Bathroom

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

### Outside

Front:

Having a crete print driveway and borders containing shrubs and bushes.

Rear:

Having a block paved patio area, steps leading to a lawn, borders with shrubs and bushes, brick storage shed and a gate leading to shared parking at the rear.



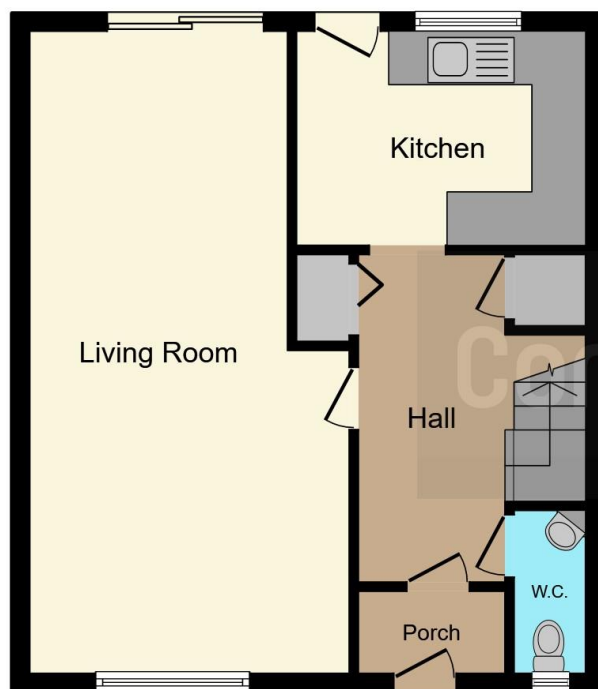




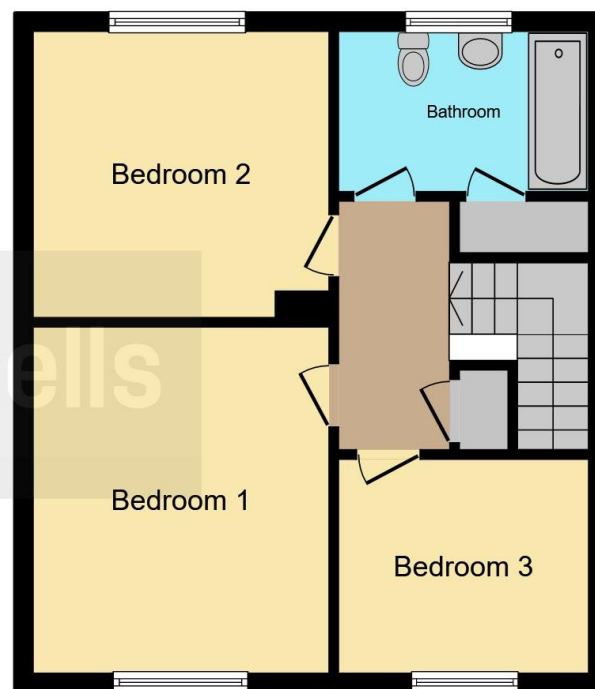








**Ground Floor**



**First 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: Awaited**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WED311518](http://connells.co.uk/Property/WED311518)



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Property Ref: WED311518 - 0002