



Connells

Brunswick Park Road
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are thrilled to present this charming four-bedroom detached property, nestled on one of the most sought-after roads in Wednesbury.

As you step inside, you're welcomed by four spacious reception areas, each filled with natural light thanks to the stunning bay windows and soaring high ceilings. The ground floor also boasts a fully fitted kitchen that blends modern conveniences with the home's original charm, along with a handy utility area to keep everything organised.

Venture upstairs, and you'll discover four generous double bedrooms that provide plenty of space for relaxation and personal touches. The family bathroom is a true delight, featuring a classic roll-top bath for unwinding after a long day, a separate shower cubicle for those busy mornings, and a separate WC for added convenience.

Step outside, and you'll find a large rear garden that's a true outdoor oasis! With ample patio space for summer barbecues, a lush lawn, and beautifully maintained borders filled with vibrant shrubs, bushes, and trees, it's the perfect spot for children to play or for you to unwind with a good book. Plus, there's a charming fish pond and several outbuildings that offer fantastic potential for conversion, imagine a home office or an art studio!

Don't miss the chance to make this beautiful property your own!

Ground Floor

Entrance Porch

Having double glazed doors to the front and rear and door leading to the hallway.

Hallway

Having doors leading to the dining room, sitting room, pool room and stairs to the first floor.

Dining Room

11' 1" Max x 15' 7" Max (3.38m Max x 4.75m Max)

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

Pool Room

13' 2" Max x 16' 4" Max (4.01m Max x 4.98m Max)

Having a double glazed bay window to the front, feature fireplace, carpeted flooring, ceiling light point, wall lights and a radiator.

Sitting Room

11' 6" x 10' 4" (3.51m x 3.15m)

Being open plan to the lounge area, having two double glazed windows to the side aspect, laminate flooring, ceiling light point, log burner, radiator and door leading to the kitchen

Lounge

15' 4" x 12' 2" (4.67m x 3.71m)

Having two double glazed windows to the side aspect, double glazed bi fold doors opening up to the rear garden, laminate flooring, ceiling spotlights and a radiator.

Kitchen

13' 1" Max x 10' 4" Max (3.99m Max x 3.15m Max)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a 5 point gas hob, with cooker hood over, double electric oven, tiled flooring and splashbacks, wine fridge, space for a fridge/freezer and ceiling spotlights.

Utility Area

7' 8" x 7' 2" (2.34m x 2.18m)

Having a double glazed window to the rear aspect, tiled flooring and splashbacks, one and a half bowl sink with drainer, ceiling spotlights, sky light, base units and double glazed door leading to the rear garden.

First Floor

Landing

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

Bedroom 1

12' 6" x 14' 4" (3.81m x 4.37m)

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

Bedroom 2

12' 1" x 14' 4" (3.68m x 4.37m)

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

Bedroom 3

12' 1" Max x 13' 1" Max (3.68m Max x 3.99m Max)

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

Bedroom 4

10' x 9' 9" (3.05m x 2.97m)

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

Bathroom

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

Wc

Having a double glazed window to the rear aspect, carpeted flooring, tiled walls, wash hand basin, WC and a ceiling light point.

Outside

Front:

Having a concrete front driveway proving parking for multiple vehicles.

Rear:

Having a large block paved patio with steps leading to the lawn. The garden has borders and multiple planting areas housing beautiful shrubs bushes and trees. The garden provides access to all outbuildings and doors from the garden give access to the porch and garage.

Garage

17' 6" x 18' 7" (5.33m x 5.66m)

Having electric roller doors to the front, windows to the rear and door leading to the garden.





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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EPC Rating: D Council Tax
 Band: D

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Tenure: Freehold



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