



Connells

Norfolk Drive
Wednesbury

Norfolk Drive Wednesbury WS10 0SW

for sale offers in the region of
£240,000



Property Description

Connells Estate Agents in Wednesbury are thrilled to present this charming three-bedroom semi-detached home, nestled in a peaceful cul-de-sac on the sought-after 'Woods Estate.' The best part? This lovely property is offered with no upward chain, making it an absolute gem for those eager to settle in and make it their own!

Sitting proudly on a generous corner plot, this home not only provides ample space for outdoor fun but also opens up exciting potential for extensions (subject to planning permission) or plenty of parking for car enthusiasts. Imagine the possibilities!

Step inside, and you'll find a spacious lounge diner that flows seamlessly into the kitchen – perfect for family gatherings or cozy evenings in. The kitchen boasts French doors that lead you out to the rear garden, inviting you to enjoy those sunny days and weekend barbecues. Plus, there's a handy utility room off the kitchen to keep everything organised and tidy.

Venture upstairs, and you're greeted by three good-sized bedrooms, each offering a welcoming retreat at the end of the day. The family shower room is conveniently located nearby, making morning routines a breeze.

To top it all off, there's a driveway at the front of the property, providing easy access and off-road parking. Don't miss out on this fantastic opportunity – it's ready and waiting!

Ground Floor

Porch

having a double glazed front entrance door and door leading to the lounge.

Lounge/Diner

27' 5" Max x 11' 2" Max (8.36m Max x 3.40m Max)

Being open plan to the kitchen, having a double glazed bay window to the front aspect, wooden flooring, two ceiling light points, two radiators, wall lights.

Kitchen

15' 2" x 8' 5" (4.62m x 2.57m)

Being a 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 french windows to the rear aspect, wall, base and drawer units with laminate worktops over, space for appliances, central heating boiler, radiator, tiled flooring, two ceiling light points and door to the utility room.

Utility Room

Having a double glazed window to the side aspect, door to the under stairs storage cupboard, tiled flooring, wall & base units, sink with drainer, ceiling light point and plumbing for utilities.

First Floor

accessed using double gates. Having a patio area, lawn and storage shed.

Landing

Having a double glazed window to the side aspect and doors leading to the bedrooms and bathroom.

Bedroom 1

10' 3" Max x 10' 8" Max (3.12m Max x 3.25m Max)

Bedroom 2

10' 1" x 11' 4" (3.07m x 3.45m)

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

Bedroom 3

8' 2" x 8' 2" (2.49m x 2.49m)

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

Bathroom

Having double glazed windows to the side and rear aspects, part tiled walls, carpeted flooring, shower cubicles, WC, wash hand basin, radiator and ceiling light point.

Outside

Front:

Having a driveway providing ample off road parking.

Rear:

Being a large rear garden which can be









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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WED311437



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: WED311437 - 0004