







## Property Description

Connells Estate Agents are thrilled to present this charming three-bedroom semi-detached property, perfectly situated just a short stroll from Wednesbury town centre. With excellent transport links and a variety of local amenities at your fingertips, this home is not just a place to live, but a gateway to a lively community lifestyle.

Step inside, and you'll be greeted by generous living space that feels both welcoming and functional. The ground floor boasts a versatile dining room and an outbuilding that's currently being utilised as an additional bedroom—perfect for guests or as a cozy home office. The open-plan kitchen and living area is a real show stopper, featuring a sleek, modern high-gloss kitchen complete with a stylish island and built-in appliances that make cooking and entertaining a delight.

You'll also find a handy utility room and a convenient WC this level, ensuring that everyday living is as smooth and effortless as possible.

Head upstairs to discover three well-proportioned bedrooms that offer a peaceful retreat at the end of the day, along with a beautifully tiled family bathroom that adds a touch of elegance to your daily routine.

Outside, the property continues to impress with a driveway that provides off-road parking to the front. The rear garden features a patio area for those sunny afternoons, a decked

space for entertaining, and a lush lawn for kids to play or for your furry friends to roam.

## Ground Floor

### Entrance Hall

Having an entrance door to the front, window to the front, laminate flooring, radiator, ceiling light point and doors leading to the outbuilding, dining room and the kitchen/living area.

### Dining Room

10' 7" Max x 14' 7" Max ( 3.23m Max x 4.45m Max )

Currently being used as a bedroom. Having a double glazed bay window to the front aspect, laminate flooring, ceiling light point and a radiator.

### Outbuilding

5' 8" x 18' 4" ( 1.73m x 5.59m )

Having a double glazed window to the front, vinyl flooring and two ceiling light points.

### Kitchen Living Area:

20' 7" Max x 13' 5" Max ( 6.27m Max x 4.09m Max )

## Kitchen Area

Being a fully fitted kitchen with a range of high gloss wall, base and drawer units with laminate worktops over. Having a kitchen island with both a gas and electric hob, an integrated electric oven, integrated microwave, a sink, ceiling light spotlights, radiator, part tiled walls, laminate flooring and door leading to the utility room.

## Living Area

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

## Utility Room

7' 8" Max x 9' 8" ( 2.34m Max x 2.95m )

Having a double glazed window to the side aspect, tiled flooring, ceiling light point, space for appliances, plumbing for utilities, door the WC and double glazed door to the side leading to the rear garden.

## First Floor

## Landing

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

## Bedroom One

10' 4" Max x 14' 7" Max ( 3.15m Max x 4.45m Max )

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

## Bedroom Two

10' 4" Max x 15' 4" Max ( 3.15m Max x 4.67m Max )

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

## Bedroom Three

5' 5" Max x 7' 8" max ( 1.65m Max x 2.34m max )

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

## Bathroom

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

## Outside

Front:

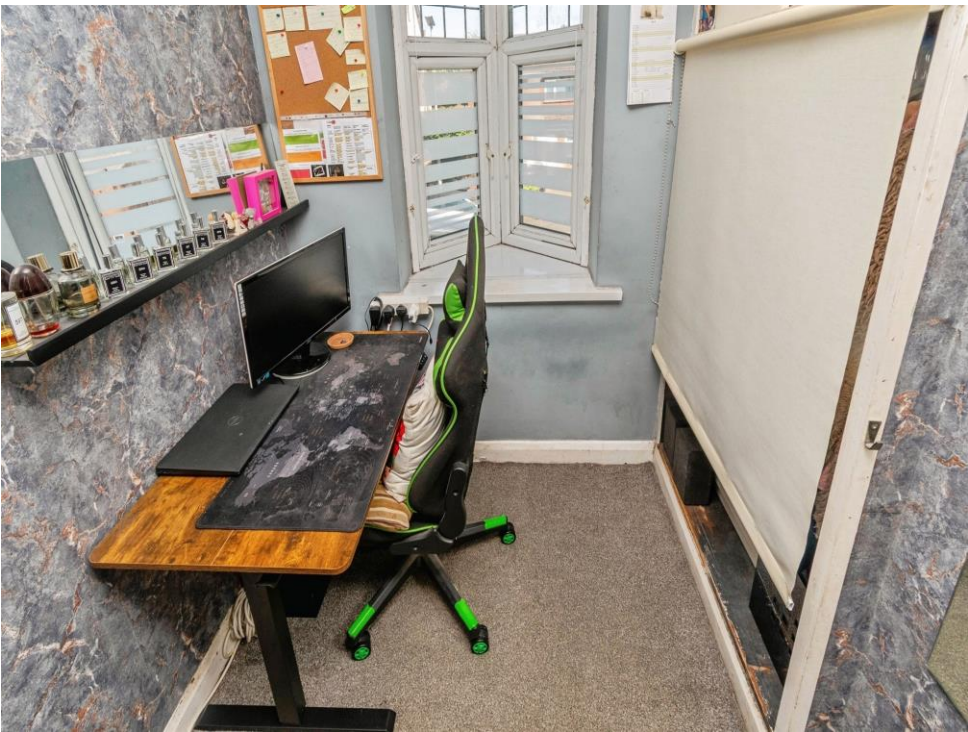
Having a block paved driveway.

Rear:

Having patio & decking areas, lawn and access to two outbuildings with power & lighting (currently being used as a gym and an office)















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: E Council Tax  
 Band: C

Tenure: Freehold

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