



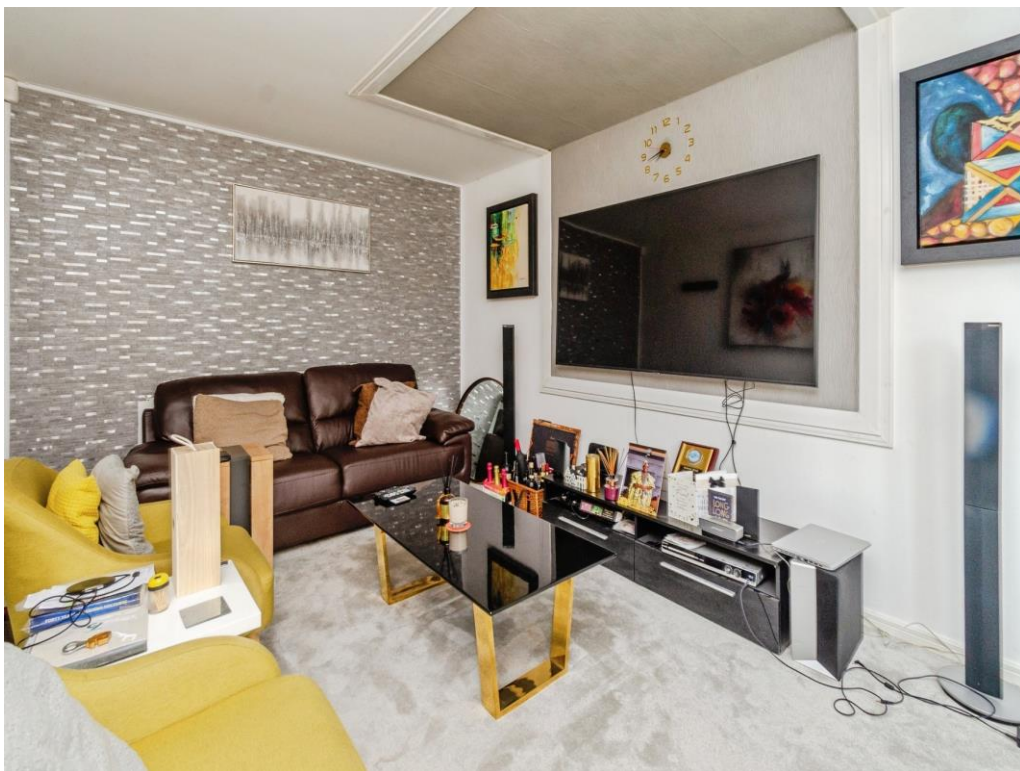
**Connells**

Bagwall Crescent  
Wednesbury



# Bagwall Crescent Wednesbury WS10 8WA

for sale  
**£550,000**



## Property Description

Connells Estate Agents are absolutely thrilled to present this stunning, detached home on a wonderfully popular development in Wednesbury. A home that's been thoughtfully designed for modern living. It was originally a four-bedroom, but the current owners had the brilliant idea to open things up, creating wonderfully spacious rooms you'll adore.

The current owners have cleverly converted the garage into a fantastic, self-contained space! Think guest suite, home office, or a truly luxurious bedroom with its own kitchenette and ensuite – the possibilities are endless!

Downstairs, you'll find a cosy lounge, perfect for relaxing evenings, and a large kitchen-diner – this is where family life happens, where meals are shared, and laughter fills the air. And because life is just easier with one, there's a convenient downstairs WC too.

Upstairs? Prepare to be wowed! Three generously sized double bedrooms, each with its own ensuite! Imagine waking up feeling pampered and having your own private space.

But it doesn't stop there! Step outside and you'll discover off-road parking to the front, and a garden at the back that's been lovingly landscaped. Picture summer barbecues, children playing, and peaceful evenings enjoying the outdoors. It's a true oasis!

This isn't just a house; it's a home brimming with potential and ready for its next chapter. Don't miss your chance to view - Contact Connells Estate Agents in Wednesbury today to arrange a viewing.

## Ground Floor

### Hallway

Double glazed door to front and further doors to WC, lounge and kitchen.

## Lounge

9' 5" x 16' 7" ( 2.87m x 5.05m )  
Double glazed window to front, carpeted, ceiling light point and radiator.

## Wc

Double glazed window to front, laminate floor, splash back tiling, WC and wash hand basin.

## Kitchen/Diner

16' 3" max x 15' 1" max ( 4.95m max x 4.60m max )

Double glazed double doors to the rear garden, x3 Velux skylight windows, laminate flooring, ceiling spotlights, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, one and a half bow sink and drainer, electric oven, gas hob with cookerhood over, integrated dishwasher, plumbing for utilities, radiator and under stairs storage.

## First Floor

### Landing

Storage cupboard and doors to bedrooms.

## Bedroom One

13' 6" max x 14' 5" max ( 4.11m max x 4.39m max )

Double glazed windows to front and side, carpeted, ceiling spotlights, radiator, fitted wardrobes and door to en suite.

## En Suite One

Double glazed window to front, tiled walls and floor, towel radiator, WC, vanity wash hand basin, bath with shower over and ceiling spotlights.

## Bedroom Two

9' 8" max x 17' 3" max ( 2.95m max x 5.26m max )

Double glazed windows to front and rear, carpeted, ceiling spotlights, radiator, fitted wardrobes and door to second en suite.

## En Suite Two

Double glazed window to rear, tiled walls, laminate flooring, ceiling spotlights, vanity wash hand basin, WC, shower cubicle and towel radiator.

## Bedroom Three

9' 6" x 9' 4" ( 2.90m x 2.84m )

Double glazed window to rear, carpeted, ceiling spotlights, radiator and door to the third en suite.

## En Suite Three

Double glazed window to rear, tiled walls, laminate flooring, ceiling spotlights, vanity wash hand basin, WC, shower cubicle and towel radiator.

## Outside

Front:

Tarmac driveway providing parking for multiple vehicles.

Rear:

Block paved patio, artificial lawn, side access and door to garage.

## Garage

8' 2" x 13' 1" ( 2.49m x 3.99m )

Ceiling spotlights, plumbing for washing machine, sink drainer, tiled splash back, carpeted flooring, radiator, shower cubicle and WC.

## Agents Note

Solar panel is owned outright. Warranty and further details to be confirmed by conveyancing.







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: B    Council Tax  
 Band: D

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Tenure: Freehold



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Property Ref: WED311579 - 0004

