



Connells

Moxley Road
Darlaston Wednesbury



Property Description

Connells Estate Agents are thrilled to present this three-bedroom semi-detached property that offers so much more than meets the eye. Nestled in a convenient location, this home is perfect for families and professionals seeking space, comfort, and accessibility.

Ground Floor Highlights:

- Two generously proportioned reception rooms perfect for family living and entertaining
- Fitted kitchen with direct access to a beautiful rear garden
- Bright, welcoming spaces that provide flexibility for various lifestyle needs

First Floor Features:

- Three comfortable bedrooms with ample storage and natural light
- Practical family bathroom designed for everyday convenience

Outdoor Spaces:

- Impressive brick-paved driveway offering off-road parking for multiple vehicles
- Expansive rear garden with lush lawn and mature shrub borders
- Convenient side access adding practical functionality

Location Advantages:

- Strategically positioned near Junction 10 of the M6
- Excellent transport links
- Proximity to local schools, shops, and amenities
- Black Country route easily accessible

This property represents an outstanding opportunity for those seeking a well-located family home with tremendous potential. Don't miss your chance to make this house your dream home!

Ground Floor

Entrance Hall

Having a double glazed entrance door to the side aspect, laminate flooring, ceiling light point, radiator, doors leading to the reception rooms, kitchen and storage cupboard and stairs leading to the first floor.

Lounge

13' 11" Max x 9' 8" (4.24m Max x 2.95m)

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

Dining Room

12' 11" x 9' 11" (3.94m x 3.02m)

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

Kitchen

11' 8" x 9' (3.56m x 2.74m)

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 door leading to the rear garden, a sink with drainer, vinyl flooring, space for appliances, plumbing for utilities, a ceiling light point and a radiator.

First Floor

Landing

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light pint and doors leading to the bedrooms and bathroom.

Bedroom 1

12' 11" x 11' 10" (3.94m x 3.61m)

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

Bedroom 2

12' 11" x 9' 11" (3.94m x 3.02m)

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

Bedroom 3

11' 7" Max x 9' 1" Max (3.53m Max x 2.77m Max)

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, a bath with a shower over, wash hand basin, WC, vinyl flooring, part tiled walls, ceiling light point, radiator and an airing cupboard.

Outside

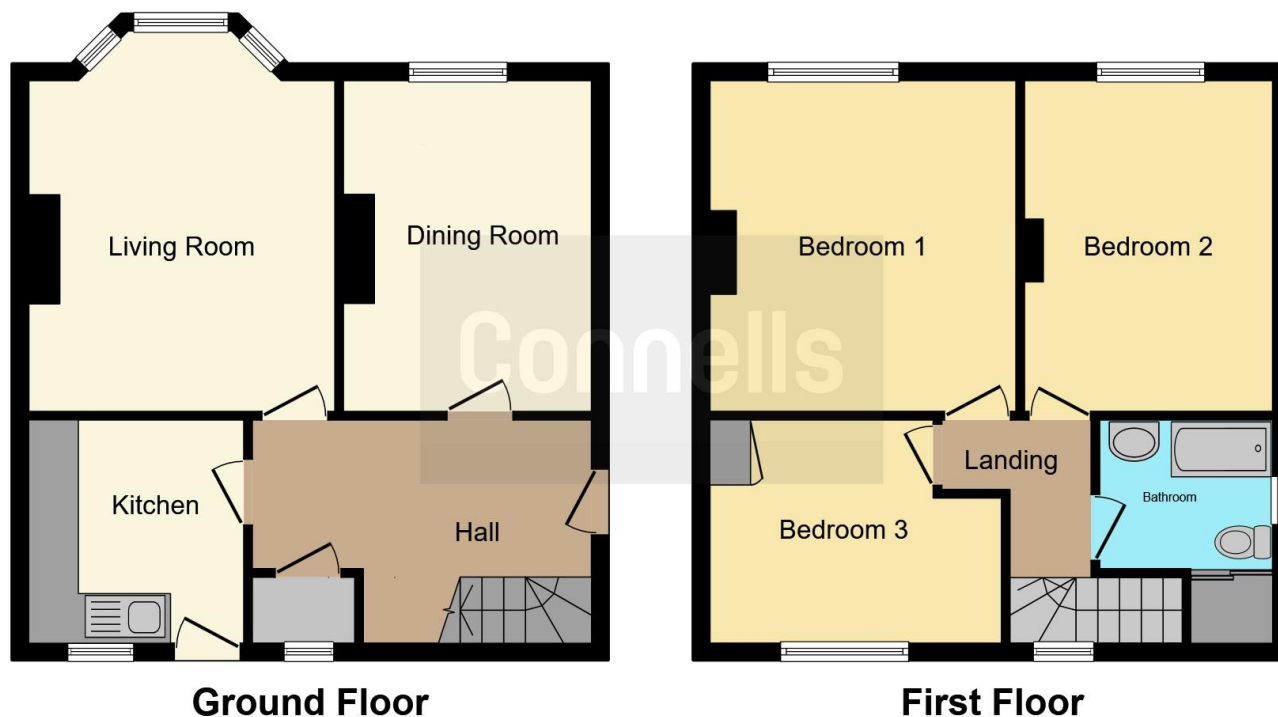
Front:

Having a brick paved driveway to the side, providing parking for multiple vehicles, and a decorative grass area to the front with decorative borders.

Garden:

Being a deceptively spacious rear garden with a large lawn, borders containing mature shrubs and bushes, an array of trees and side access to the front of the property.





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: B

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Tenure: Freehold



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