





Property Description

Nestled in the heart of Wednesbury, this meticulously designed 4-bedroom home offers an exceptional living opportunity with the added advantage of no upward chain.

Two welcoming reception rooms provide versatile spaces for relaxation and entertainment, while the modern fitted kitchen boasts integrated appliances that will delight any home chef. A stylish & convenient downstairs hydromassage shower room with toilet adds practicality to the ground floor layout.

The first floor reveals three generously sized bedrooms, each beautifully decorated to create a sense of personal sanctuary. A stylish family bathroom completes this level, including a toilet and a bathtub, offering a relaxing space to unwind, promising both comfort and convenience. The ingenious converted loft adds a fourth bedroom, transforming this already spacious property into a truly remarkable family home.

Outside, a generous driveway accommodates multiple vehicles, offering practical parking solutions. The rear garden is a masterpiece of landscaping - a perfect blend of patio and lush lawn that provides an ideal outdoor living space. The property includes a charming brick outbuilding in the garden, with windows and a size of 20m². This is ideal place for use as home office, business space or entertainment area or a stylish private bar.

The property sits in a great location, close to tambridge parkway metro & bescot stadium train station. Schools, shops, a GP surgery and a pharmacy are also nearby.

Ground Floor

Porch

Having a double glazed front entrance door and door leading to the hallway.

Hallway

Having stairs to the first floor and doors leading to the dining room and lounge.

Lounge

10' 8" x 16' 9" (3.25m x 5.11m)
Having double glazed window to the front aspect, laminate flooring, ceiling light point and a radiator.

Dining Room

10' 8" x 11' 4" max (3.25m x 3.45m max)
Having a double glazed bay window to the front aspect, laminate flooring, ceiling light point and a radiator.

Kitchen

14' 4" max x 7' 2" max (4.37m max x 2.18m max)
Being a modern fitted kitchen with a range of wall, base and drawer units with laminate worktops over, Having a double glazed window to the rear aspect, a one and a half bowl sink with drainer, electric hob, cooker hood, electric oven, tiled flooring and splashbacks, ceiling spotlights and a radiator.

Rear Hallway

Having a double glazed door leading to the rear garden, tiled flooring and walls, radiator, ceiling light point and door leading to the shower room.

Shower Room

Having a double glazed window to the rear aspect, tiled walls and flooring, WC, shower cubicle, wash hand basin with vanity, plumbing for a washing machine, ceiling spotlights and a radiator.

First Floor

Landing

Having laminate flooring, ceiling light point and doors leading to the bedrooms and bathroom.

Bedroom One

14' 5" max x 11' 4" max (4.39m max x 3.45m max)

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

Bedroom Two

11' 4" max x 12' 4" max (3.45m max x 3.76m max)

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

Bedroom Three

7' 5" x 7' 8" (2.26m x 2.34m)

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

Bedroom Four

20' x 7' 3" (6.10m x 2.21m)

Having two velux windows to the front aspect, laminate flooring, two ceiling light points and a radiator.

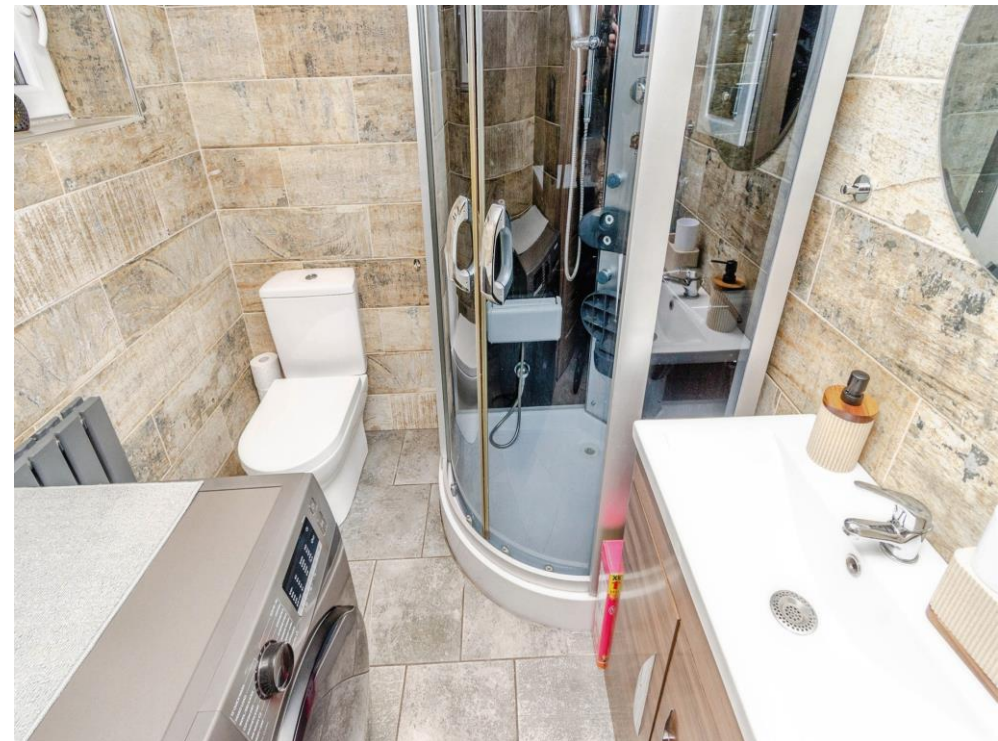
Outside

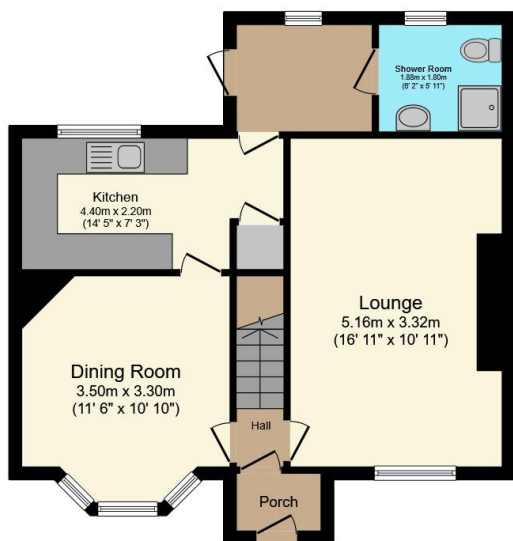
Front:

Having a brick paved driveway proving parking for multiple vehicles.

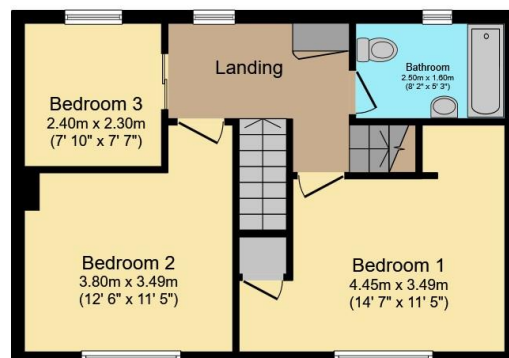
Rear:

Having block paved patio, lawn, borders with mature shrubs and bushes and side access to the front of the property. Access to the outside is from the rear garden.

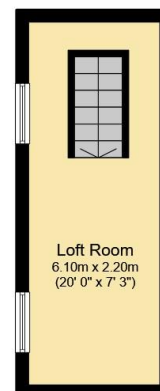




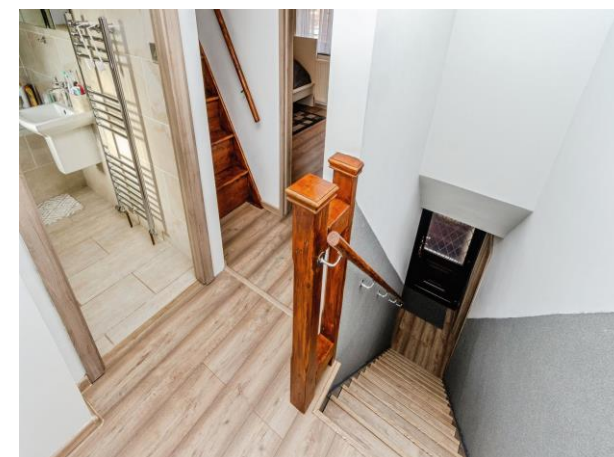
Ground Floor



First Floor



Second Floor



Total floor area 112.8 m² (1,215 sq.ft.) approx

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.propertybox.io

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EPC Rating: C Council Tax
Band: A

Tenure: Freehold

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