



Connells

Hardy Road
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are delighted to present this fantastic three-bedroom home, a property that truly deserves a closer look. We're confident that once you step inside, you'll be impressed by the generous proportions and the potential this house holds.

The ground floor is designed for comfortable living, featuring a spacious lounge that effortlessly accommodates both relaxation and dining. The fully fitted kitchen is a practical space, equipped for all your needs, including room for utilities, and it opens out to your private rear garden. There's also a convenient storage cupboard housing the central heating boiler, adding to the property's thoughtful layout.

Venture upstairs to discover three well-sized bedrooms, offering comfortable accommodation for the whole family. The fully fitted bathroom provides a functional space for your daily routines.

Outside, the property benefits from a substantial frontage, offering ample curb appeal. The rear garden is a private haven, boasting a delightful patio area perfect for entertaining, a neat lawn, and convenient side access leading back to the front.

Location is key, and this home excels. Situated close to junction 9 of the M6, commuting is made simple. You're also within easy reach of train and metro stations, the bustling Junction 9 retail park, and a selection of popular local schools, making this an incredibly convenient place to live. This is an opportunity not to be missed!

Ground Floor

Hallway

Having an entrance door to the side aspect, tiled flooring, under stairs storage cupboard, ceiling light point, stairs to the first floor and doors to the lounge and kitchen.

Lounge/Diner

17' 11" x 12' (5.46m x 3.66m)

Having two double glazed windows to the front aspect, laminate flooring, two radiators and two ceiling light points.

Kitchen

14' 10" x 9' 9" (4.52m x 2.97m)

Being a fitted kitchen with a range of wall, base and wall units with laminate worktops over. Having tiled flooring and splash backs, a dishwasher, plumbing for a washing machine, space for appliances, a sink with drainer, two ceiling light points, a radiator and a double glazed door leading to the rear garden.

First Floor

Landing

Having a double glazed door to the side aspect, carpeted flooring, ceiling light point, radiator and doors leading to the bedrooms and bathroom.

Bedroom One

14' 6" Max x 11' 6" Max (4.42m Max x 3.51m Max)

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

Bedroom Two

14' 6" Max x 9' 10" Max (4.42m Max x 3.00m Max)

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

Bedroom Three

8' 6" x 8' 3" (2.59m x 2.51m)

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

Outside

Front:

Having a large turfed frontage with steps and pathway leading to the entrance door.

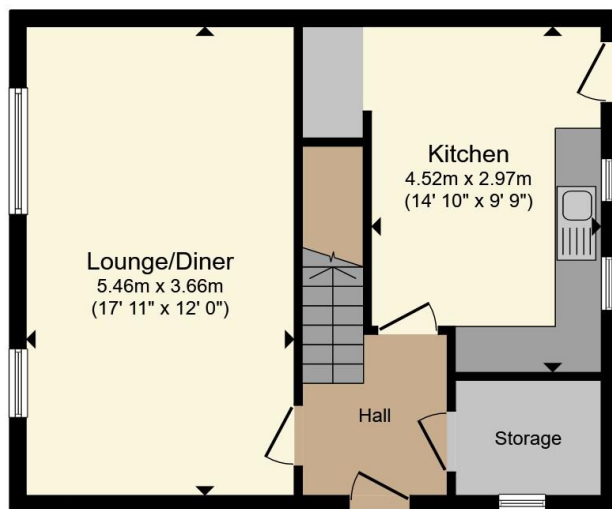
Rear:

Having a patio, lawn and side access to the front of the property.

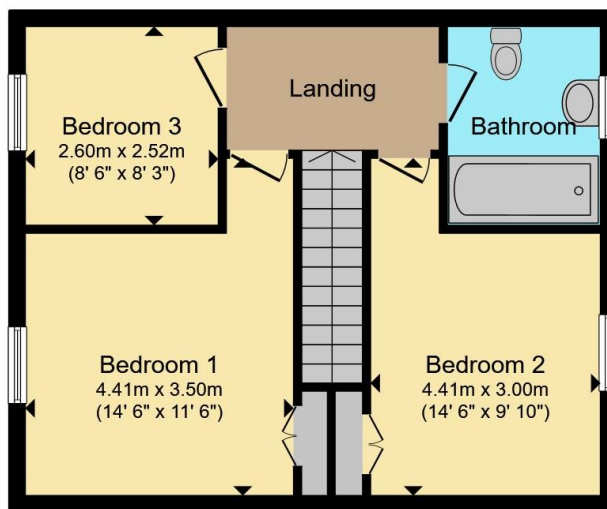
Garage

Accessed by the rear of the property is a private garage with up and over door.





Ground Floor



First Floor

Total floor area 91.9 m² (990 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

Connells

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EPC Rating: C Council Tax
Band: D

view this property online connells.co.uk/Property/WED312026

Tenure: Freehold



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