



**Connells**

Heathfield Lane West  
Wednesbury





### Property Description

Connells Estate Agents are delighted to introduce a home that beautifully balances space, comfort, and potential.

Step inside and feel the warmth of a thoughtfully designed living space. The ground floor unfolds with an inviting through lounge diner, perfect for family gatherings and quiet evenings alike. The kitchen, practical and ready for your personal touch, offers plumbing for all your utility needs. A delightful conservatory provides a serene connection to the outdoors, while a fully tiled WC adds convenience.

Upstairs, three generously proportioned bedrooms await, each enhanced by high-quality fitted wardrobes that speak to both style and functionality. The family bathroom promises relaxation and comfort.

The property's external spaces are equally impressive. A brick-paved driveway welcomes you home, while the low-maintenance rear garden offers a peaceful retreat. The charming outhouse is a versatile gem—imagine it transforming into a cozy study, a playful children's space, or a tranquil social area.

With no upward chain, this home represents an exciting opportunity for those seeking a move that feels both practical and inspiring.

### Entrance Porch

Double glazed access door to front, further double glazed door into hallway, tiled floor, ceiling light point and storage cupboard.

### Entrance Hallway

Vinyl floor, ceiling light point, radiator, stairs to first floor landing, doors to living room, kitchen and WC.

### Living/ Dining Room

12' 5" max x 21' 3" max ( 3.78m max x 6.48m max )

Double glazed windows to front and rear, vinyl floor, radiator and ceiling spotlights.

### Kitchen

9' 1" x 11' 1" ( 2.77m x 3.38m )

Double glazed window and door to the conservatory, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven, gas hob with cooker hood over, space for appliances, plumbing for dish washer, radiator, vinyl flooring, ceiling spotlights and under stairs storage.

### Conservatory

16' 5" x 7' 8" ( 5.00m x 2.34m )

Double glazed French doors to rear garden.

### Cloakroom

Double glazed window to front, tiled floor and walls, vanity wash hand basin, WC, ceiling spotlights.

### First Floor Landing

Doors to bedrooms and bathroom.

### Bedroom One

15' 9" max x 9' 9" max ( 4.80m max x 2.97m max )

Double glazed window to rear, fitted wardrobes, carpeted, ceiling light point and spotlights.

### Bedroom Two

11' 8" x 10' 8" ( 3.56m x 3.25m )

Double glazed window to front, fitted wardrobes, carpeted, ceiling light point, radiator and spotlights.

### Bedroom Three

8' 8" x 7' 8" ( 2.64m x 2.34m )

Double glazed window to front, fitted wardrobes, carpeted, ceiling light point, radiator and spotlights.

### Bathroom

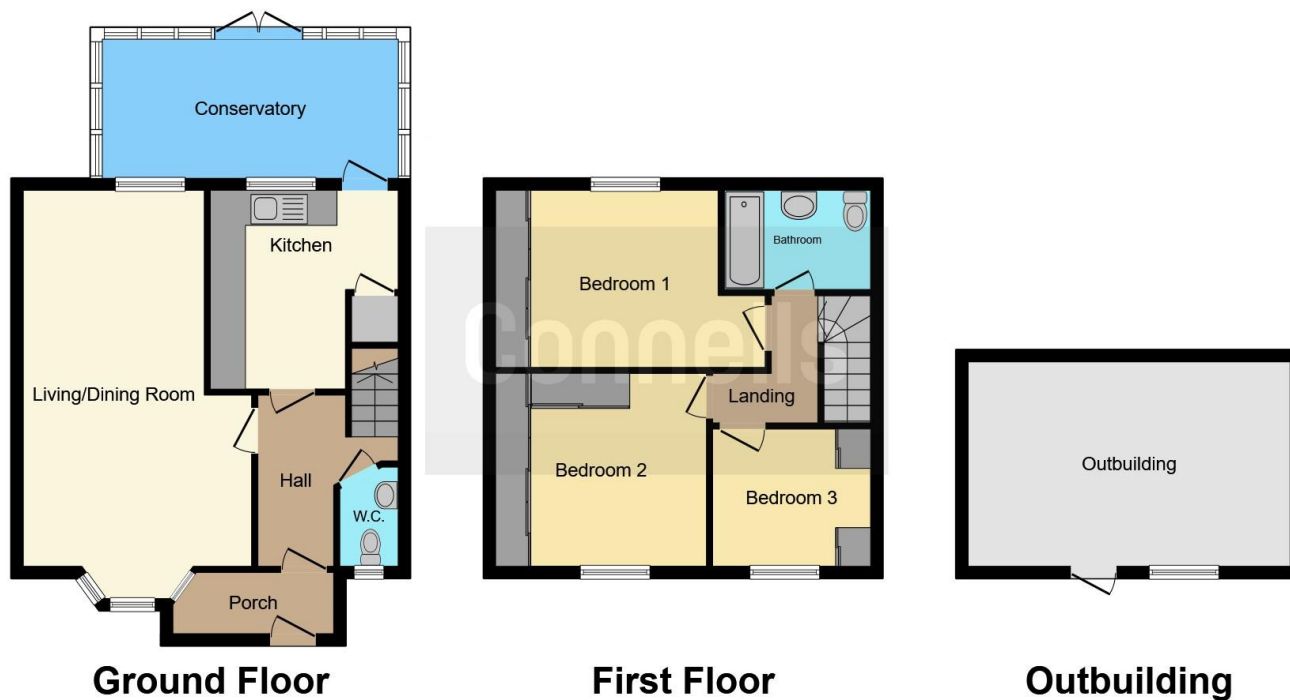
Double glazed window to rear, bath with shower over, vanity wash hand basin, WC, vinyl flooring, ceiling light point, towel radiator and tiled walls.

### Outbuilding

Double glazed entrance door, double glazed window to front, vinyl flooring, storage cupboards, electric radiator and two ceiling light points.







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: C    Council Tax  
 Band: A

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Tenure: Freehold



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