



Connells

Sutton Road
WEDNESBURY



Property Description

Connells Estate agents are pleased to bring to the market this heavily extended three bedroom semi detached property with a loft room.

Briefly comprising of a large entrance hallway giving access to the first floor and two reception rooms. Off the dining room/study is a large modern kitchen with space for dining. The utilities are located in the garage which leads to the downstairs WC.

To the first floor there are three good sized bedrooms and a family bathroom, stairs lead to the loft room which is currently being used as a bedroom and has its own ensuite bathroom.

Externally the property benefits from having a large brick paved driveway providing parking for multiple vehicles, and a private rear garden with patio areas and laid to lawn.

Entrance Hallway

Double glazed window and door to front, under stairs storage, radiator and doors to lounge and dining room.

Lounge

13' 10" x 13' max (4.22m x 3.96m max)
Double glazed window to front and radiator.

Dining Room

Irregular Shaped Room 11' 9" x 9' 4" max (3.58m x 2.84m)
Double glazed French doors to rear garden, radiator and door to kitchen.

Kitchen

18' x 13' 4" (5.49m x 4.06m)
Double glazed window to rear, double glazed door to rear garden, fitted with a range of wall and base units with work surfaces over, sink drainer, integrated electric oven and dishwasher, space for further appliances and range cooker with cooker hood over, radiator, space for dining table and door leading to

garage.

First Floor Landing

Radiator, doors bedrooms and bathroom, stairs to loft room.

Bedroom One

Irregular Shaped Room 12' 3" max x 10' 3" max (3.73m max x 3.12m)
Double glazed window to rear, radiator and built in wardrobes.

Bedroom Two

Irregular Shaped Room 13' max x 9' max (3.96m max x 2.74m)
Double glazed window to front and radiator.

Bedroom Three

Double glazed window to rear, radiator and storage cupboard.

Bathroom

Double glazed window to front, vanity wash hand basin, WC, bath with shower over, towel radiator, floor and part wall tiling.

Loft Room

Irregular Shaped Room 17' 2" plus recess x 11' plus recess (5.23m plus recess x 3.35m)
Double glazed Velux window to front, radiator and door to en suite.

En Suite

Double glazed window to front, vanity wash hand basin, WC, shower, towel radiator, built in storage, tiled walls and flooring.

Garage

Irregular Shaped Room x (x)
Power, lighting, plumbing, up and over door to front, plus access doors to front, WC and kitchen.

W.C

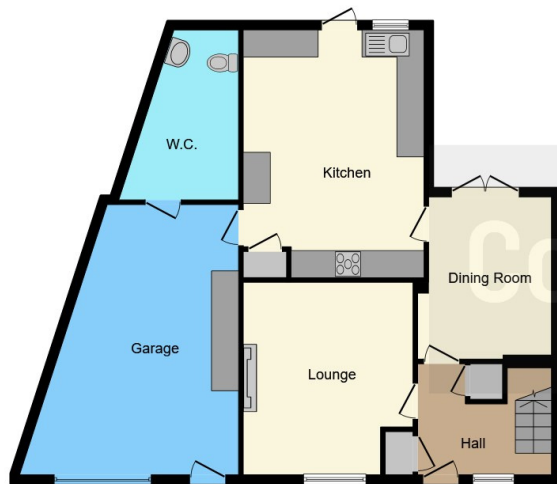
WC, wash hand basin and radiator.

Outside

Front:
Large brick paved driveway.

Rear:
Decked seating area, patio and steps to artificial lawn.

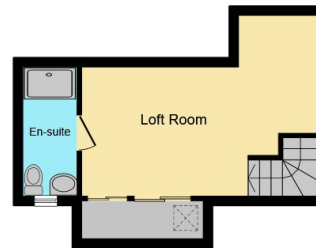




Ground Floor



First Floor



Second Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WED310500

Tenure: Freehold



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