



Connells

Brunswick Park Road
Wednesbury

Brunswick Park Road
Wednesbury WS10 9HH

for sale offers in the region of
£400,000



Property Description

Step in to this delightful property through the beautiful stained glassed front entrance door. The hallway with engineered wooden flooring starts your journey through this amazing family home, offering ample character and spacious living spaces. The large 'through' lounge diner comes complete with bay window to the front and a separate window to the rear, allowing light to flow through the room.

Also to the ground floor are two more reception rooms. The sitting room sits at the front front of the property, with bay window and carpeted flooring, allowing for a more intimate gathering. Next is the breakfast room which is open plan to the kitchen, perfect for busy morning breakfasts and more casual dining. The kitchen has the feel of a cottage, with wooden worktops and shaker style units.

Finishing the ground floor is the much desired downstairs WC and the utility room with plumbing for utilities and space for appliances.

To the first floor is a spacious landing giving access to 5 of the 6 bedrooms, and the fully tiled bathroom with separate bath and shower cubicle. From the second floor landing are stairs to a further double bedroom.

Externally the property benefits from having a 'wrap around' garden with patio areas, lawns, decorative borders and side access to the front of the home. Accessible from the front is the driveway, providing off road parking.

Ground Floor

Entrance Hallway

Having a front entrance door, engineered wood flooring, ceiling light point, radiator and doors leading to the understairs storage cupboard, lounge/diner, sitting room, breakfast room and the rear gardens.

Lounge/Diner

28' 3" Max x 10' 1" Max (8.61m Max x 3.07m Max)

Being a 'through' lounge diner having a bay window to the front, window to the rear, engineered wood flooring, two ceiling light points, radiator and a feature fire place.

Sitting Room

12' 6" Max x 11' 5" Max (3.81m Max x 3.48m Max)

Having a bay window to the front aspect, carpeted flooring, ceiling light point, radiator and a gas fire with surround.

Breakfast Room

12' 6" x 11' 10" (3.81m x 3.61m)

Being open plan to the kitchen. Having double glazed french doors leading to the rear garden, engineered wood flooring, ceiling light point, gas fire with surround, radiator and ceiling light point.

Kitchen

12' 6" x 8' (3.81m x 2.44m)

Being a fully fitted kitchen with a range of wall, base and drawer units with wooden work tops over. Having a window to the side aspect, engineered wood flooring, ceiling light point, sink with drainer, electric oven, gas hob with cooker hood over, plumbing for a dishwasher and door to the utility room.

Utility Room

15' 9" Max x 8' 7" Max (4.80m Max x 2.62m Max)

Having two windows to the side, tiled flooring, sink, two ceiling light points, plumbing for utilities, space for an American fridge/freezer, radiator and an extractor fan.

Wc

Having a window to the rear, tiled flooring, WC, ceiling light point and a radiator.

First Floor

Landing

Having a window to the side aspect, carpeted flooring, ceiling light point and doors leading to bedrooms 1,2,3,4 & 5, the storage cupboard and the family bathroom.

Bedroom 1

12' 10" x 11' (3.91m x 3.35m)

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

Bedroom 2

14' 1" Max x 12' (4.29m Max x 3.66m)

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

Bedroom 4

11' 7" Max x 10' 6" Max (3.53m Max x 3.20m Max)

Having a window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom 5

12' 10" x 7' 3" (3.91m x 2.21m)

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

Bedroom 6

10' 6" Max x 10' 2" Max (3.20m Max x 3.10m Max)

Having a window to the rear aspect engineered wood flooring, ceiling light point and a radiator.

Bathroom

Having a window to the side aspect, fully tiled walls and flooring, ceiling light point, radiator, bath, shower cubicle, wash hand basin with vanity and a WC.

Second Floor

Bedroom 3

16' 3" Max x 9' 10" Max (4.95m Max x 3.00m Max)

Accessed through a small landing, having a window to the side, carpeted flooring, ceiling light point and a radiator.

Outside

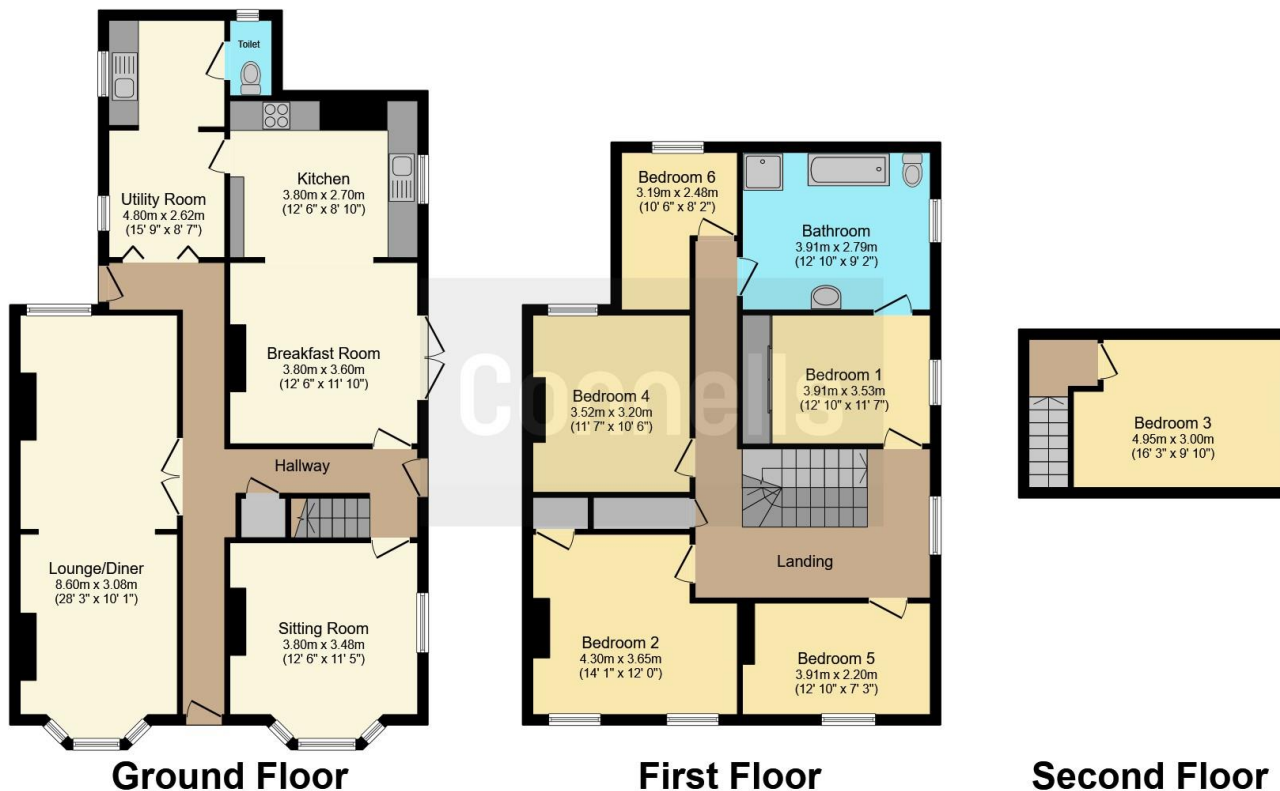
Front:

Being a walled front garden with metal gates and decorative graveled areas, having a path leading to the front entrance door. To the side of the property is the driveway, providing off road parking.

Rear:

Having two garden spaces, both having brick paved patio's and a lawn with decorative boarders. A gate from the garden gives 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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Tenure: Freehold



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