



**Connells**

Wakeman Drive  
Tividale Oldbury





## Property Description

This BEAUTIFULLY presented modern spacious detached home with FOUR bedrooms,

KITCHEN DINER, lounge, downstairs WC. EN-SUITE to master bedroom, family bathroom, driveway and garage is in immaculate condition throughout. .

Situated in the a quiet cul-de sac location, this property has a 'READY TO MOVE IN' feel within close proximity to the Wolverhampton Road, bus links and M5.. What more could you ask for?

CALL THE SALES TEAM TODAY ON 0121-552-2671 TO ARRANGE A VIEWING!

## Entrance Door

Having hooded canopy over with recess lighting opening onto

## Hallway

Having alarm system, with stairs rising to first floor accommodation, storage cupboard, gas central heating radiator with door leading to

## Ground Floor Cloakroom

Housing low level wc, pedestal wash hand basin, part tiling to splashbacks, double glazed window to front elevation, gas central heating radiator.

## Lounge

12' 1" x 13' 11" ( 3.68m x 4.24m )

Having double glazed window to front elevation, double glazed window to side elevation, gas central heating radiator, coving to ceiling.

## Dining Room

9' x 9' 8" ( 2.74m x 2.95m )

Having double glazed doors opening onto rear garden, gas central heating radiator, coving to ceiling.

## Kitchen

9' 8" x 11' 10" ( 2.95m x 3.61m )

Fitted with matching wall and base units, roll edge work surfaces over, 1 1/2 bowl sink unit with drainer, mixer tap over, tiling to splashbacks, built-in electric oven, gas hob and extractor, space for domestic appliances, gas central heating radiator, four recess spot lights to ceiling, concealed under unit lighting, double glazed window to rear elevation, archway to

## Utility Room

4' 4" x 6' 3" ( 1.32m x 1.91m )

Having base units, roll edge work surfaces over, tiling to splashbacks, wall mounted boiler, space for domestic appliances, with door giving access to rear garden.

## First Floor Accommodation

### Bedroom 1

10' 2" x 13' 11" ( 3.10m x 4.24m )

Having double glazed window to front and side elevation, gas central heating radiator, built-in wardrobes.

## En-Suite

Fitted with shower cubicle, low level wc, pedestal wash hand basin, shaver point, extractor fan, further extractor fan with built in light over shower, five recess spot lights to ceiling, tiling to splashbacks, partial tiling, double glazed window to side elevation, gas central heating radiator.

## Bedroom 2

9' 8" x 9' 10" ( 2.95m x 3.00m )

Having double glazed window to rear elevation, gas central heating radiator, built-in wardrobes.

## Bedroom 3

9' 2" x 9' 8" ( 2.79m x 2.95m )

Having double glazed window to rear elevation, gas central heating radiator, storage.

## Bedroom 4

6' 5" x 9' 1" ( 1.96m x 2.77m )

Having double glazed window to front elevation, gas central heating radiator, laminated floor, storage.

## Bathroom

Fitted with low level wc, pedestal wash hand basin, bath with shower over, partial tiling to walls, extractor fan, seven recess spot lights to ceiling, gas central heating radiator, double glazed window to rear elevation.

## Front Elevation

The Property is situated on a corner plot in a cul-de-sac and is approached via driveway with garden area to frontage, various plants and shrubbery.

## Rear Elevation

Patio area, tiered landscaped garden beyond, side gate giving access to frontage.











To view this property please contact Connells on

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EPC Rating: C    Council Tax  
Band: E

Tenure: Freehold

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