



Connells

Franchise Street
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are delighted to present this beautifully presented three-bedroom detached family home in the popular area of Darlaston. Recently redecorated throughout, this impressive property is ready to move straight into and offers spacious, versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hallway leading to a generous lounge with French doors opening onto the private rear garden, creating the perfect space for both relaxing and entertaining. There is also a separate dining room, a convenient guest WC, and a well-appointed fitted kitchen with direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own ensuite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the home enjoys off-road parking to the front and a private, enclosed rear garden with side access, providing an ideal outdoor space for families and summer entertaining.

Early viewing is highly recommended to fully appreciate the space, presentation, and excellent location this fantastic home has to offer.

Ground Floor

Entrance Hallway

Having an entrance door, tiled flooring, ceiling light point, radiator, under stairs storage cupboard, stairs to the first floor and doors leading to the WC, lounge, dining room and the kitchen.

Lounge

16' 2" x 11' 2" (4.93m x 3.40m)
Having a double glazed window to the front aspect, laminate flooring, ceiling light point, two wall lights, radiator and double glazed sliding doors leading to the rear garden.

Dining Room

11' 6" x 8' 9" (3.51m x 2.67m)
Having double glazed windows to the front and side aspects, laminate flooring, ceiling light point and a radiator.

Wc

Having a WC, wash hand basin, radiator, tiled flooring and a ceiling light point.

Kitchen

11' 6" x 10' 5" (3.51m x 3.17m)

First Floor

Landing

Having carpeted flooring, ceiling light point, radiator, loft access and doors leading to the bedrooms and bathroom.

Bedroom One

14' x 11' 6" (4.27m x 3.51m)
Having a double glazed windows to the front aspect, fitted wardrobes, door leading to the ensuite, carpeted flooring, ceiling light point and a radiator.

Ensuite

Having a double glazed window to the rear aspect, shower cubicle, wash hand basin with vanity, WC, ceiling light point and a radiator.

Connells Estate Agents in Wedn

11' 6" x 9' 10" (3.51m x 3.00m)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator and built in wardrobes.

Bedroom Three

9' 10" x 8' 2" (3.00m x 2.49m)

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

Bathroom

Having a double glazed window to the rear aspect, a bath with shower over, wash hand basin with vanity, WC, vinyl flooring, tiled walls, radiator and ceiling spotlights.

Outside

Front:

Having a brick paved driveway providing off road parking.

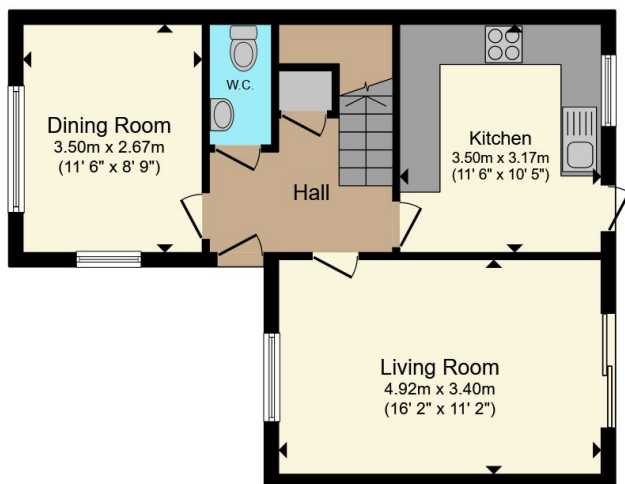
Rear:

Having a private rear garden with patio and side access.

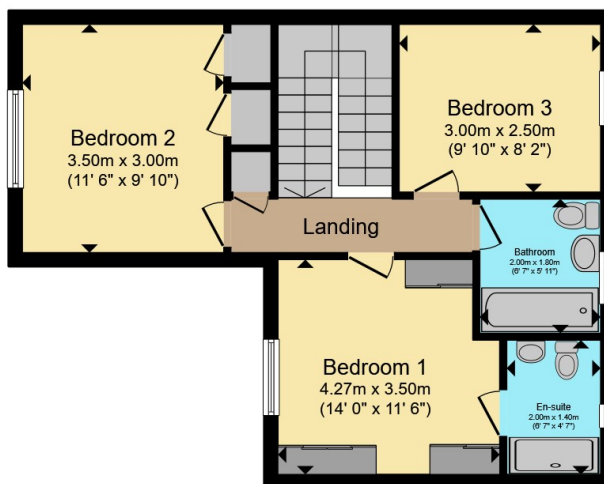
Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor



First Floor

Total floor area 90.2 m² (971 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: C

view this property online connells.co.uk/Property/WED312476

Tenure: Freehold



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