



Connells

Citizens Way
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are delighted to present this beautifully presented two-bedroom home, situated on a sought-after modern development.

Tucked away at the end of a quiet cul-de-sac, this property offers well-planned and contemporary living throughout. The ground floor features a modern fitted kitchen with plumbing for appliances, a convenient downstairs WC, and a spacious lounge with ample room for dining. French doors open directly onto the rear garden, creating a light and inviting living space.

Upstairs, the property comprises two generously sized bedrooms and a family bathroom, partly tiled and fitted with a shower over the bath.

Externally, the home benefits from ample off-road parking to the front. To the rear, there is a low-maintenance garden with useful side access-ideal for outdoor enjoyment with minimal upkeep.

Ideally located, the property offers excellent access to local transport links, including bus routes and the Metro, and is just a short drive from Junctions 9 and 10 of the M6. Well-regarded local schools, a leisure centre, post office, allotments and a supermarket are within walking distance.

Ground Floor

Hallway

Having a double glazed front entrance door, vinyl flooring, radiator, ceiling light point and doors leading to the WC, kitchen, lounge and stairs to the first floor.

Kitchen

15' 9" Max x 7' 10" Max (4.80m Max x 2.39m Max)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the front aspect, vinyl flooring, ceiling light point, radiator, one and a half bowl sink with drainer, electric oven, gas hob with cooker hood over, plumbing for a washing machine and space for a fridge freezer.

Lounge

15' 9" Max x 15' 1" Max (4.80m Max x 4.60m Max)

Having double glazed French doors leading to the rear garden, carpeted flooring, two ceiling light points, a radiator and a storage cupboard.

Wc

Having a double glazed window to the front aspect, vinyl flooring, ceiling light point, radiator and a wash hand basin.

First Floor

Landing

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

Bedroom One

15' 9" Max x 11' 8" Max (4.80m Max x 3.56m Max)

Bedroom Two

15' 9" x 10' 9" (4.80m x 3.28m)

Bathroom

Having a double glazed window to the side aspect, a bath with shower over, WC, wash hand basin, vinyl flooring, part tiled walls, ceiling light point and a radiator.

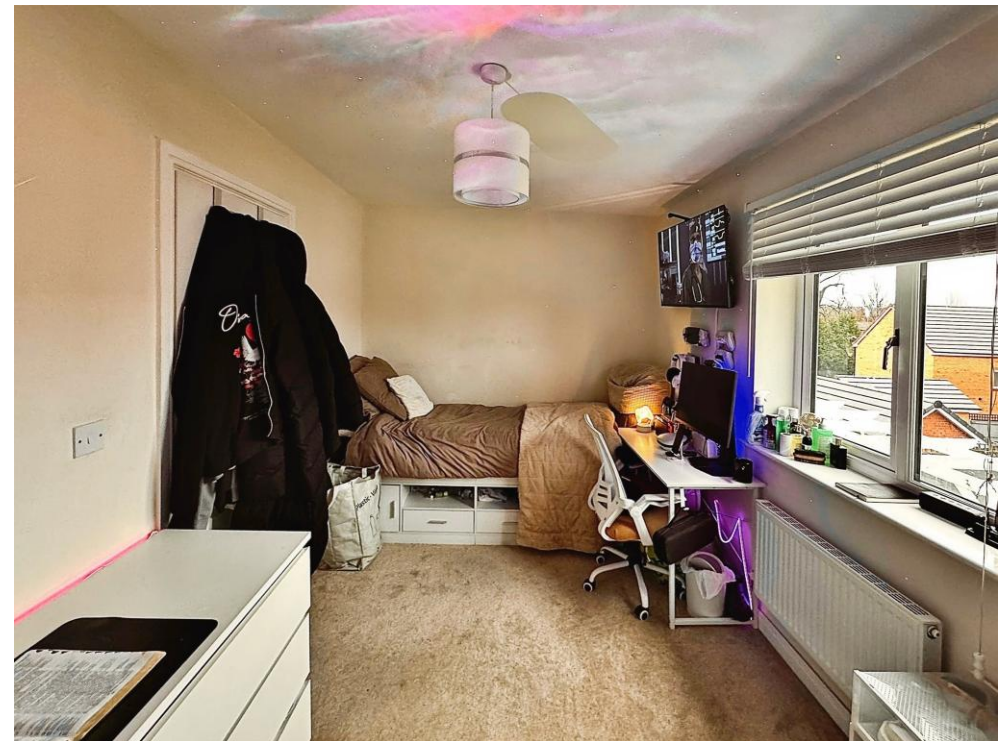
Outside

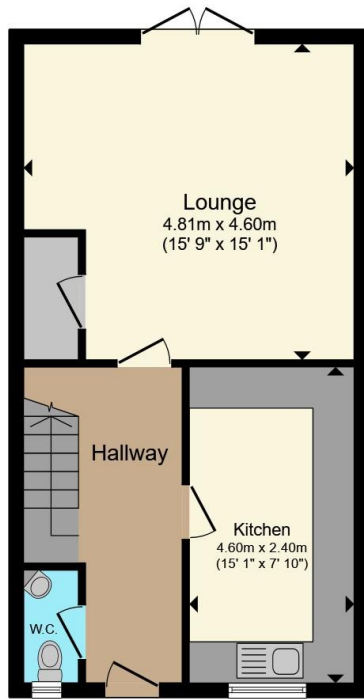
Front:

Having parking to the front aspect.

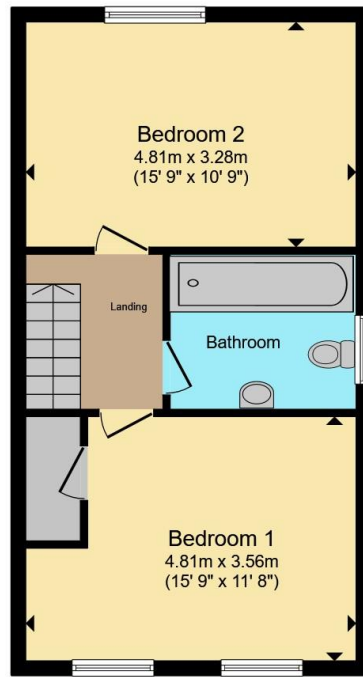
Rear:

Having a block paved patio, lawn and side access to the front of the property.





Ground Floor



First Floor

Total floor area 89.5 m² (963 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



To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: B

view this property online connells.co.uk/Property/WED312260

Tenure: Freehold



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