



Connells

Bagwall Crescent
Wednesbury

Bagwall Crescent Wednesbury WS10 8WA

for sale offers in excess of
£409,000



Property Description

From the moment you step inside, you'll notice how the layout has been thoughtfully designed for modern life. The heart of the home is undoubtedly the expansive kitchen and dining area. It's a bright, airy space thanks to the stylish skylights, and it's fully equipped with integrated appliances to keep things sleek. Whether you're hosting a Sunday roast or just catching up over coffee, the French doors open right onto the garden, blurring the lines between inside and out.

If you're looking for a place to truly unwind, the lounge is a total sanctuary. Beautifully decorated and surprisingly spacious, it also features its own set of French doors and skylights, flooding the room with natural light. For added convenience, there's a handy guest WC tucked away on the ground floor too.

Heading upstairs, the sense of space continues. You'll find four generous bedrooms, the master suite is a real treat, complete with its own private ensuite. Two of the bedrooms come with built-in wardrobes, making storage a breeze, and the modern family bathroom is perfectly positioned to serve the rest of the household.

Outside, the property continues to impress. The rear garden has been beautifully landscaped, offering a lovely patio area. you've also got side access and a direct door into the garage—a small detail that makes a big difference. To the front, the driveway provides ample off-road parking.

Ground Floor

Hallway

Having a double glazed entrance door and internal floors leading to the lounge, kitchen, WC, storage cupboard and stairs to the first floor.

Wc

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

Kitchen

28' 8" Max x 12' Max (8.74m Max x 3.66m Max)

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having space for lounging and dining, a double electric oven, gas hob, cooker hood, sink, plumbing for utilities, ceiling spotlights, radiator, double glazed windows to the front and rear, ceiling sky lights and double glazed french doors leading to the garden.

Lounge

17' 8" Max x 10' 10" Max (5.38m Max x 3.30m Max)

Having double glazed french doors leading to the garden, ceiling skylights, carpeted flooring, ceiling light point and a radiator.

Landing

Having doors leading to the bedrooms and bathroom.

Bedroom One

13' 1" Max x 10' 5" Max (3.99m Max x 3.17m Max)

Having double glazed windows to the rear and side aspects, carpeted flooring, ceiling light point, fitted wardrobes and door to the ensuite.

Ensuite

Having a double glazed window to the rear aspect, wash hand basin, WC, towel radiator and a shower cubicle.

Bedroom Two

11' 6" Max x 10' 4" Max (3.51m Max x 3.15m Max)

Having a double glazed window to the

front and side aspect, carpeted flooring, ceiling light point, radiator and fitted wardrobes.

Bedroom Three

10' 4" x 9' (3.15m x 2.74m)

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

Bedroom Four

10' 4" Max x 9' Max (3.15m Max x 2.74m Max)

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

Bathroom

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

Outside

Front:

Having a tarmac driveway providing parking for multiple vehicles.

Rear:

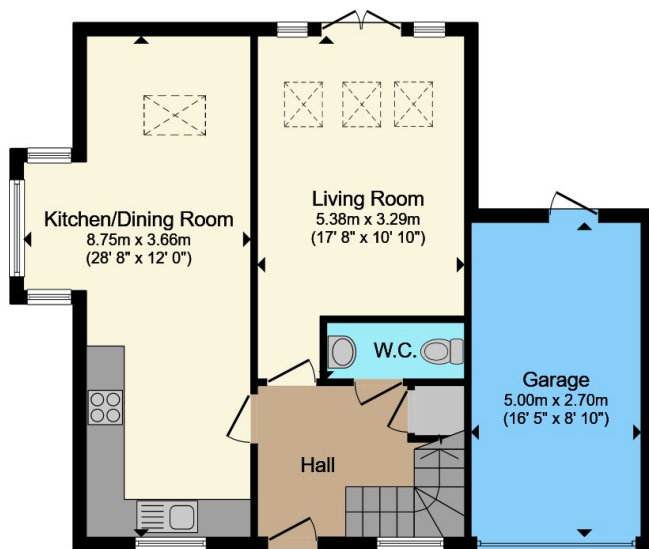
Having a block paved patio, lawn, side access and door leading to the garage.

Agents Note

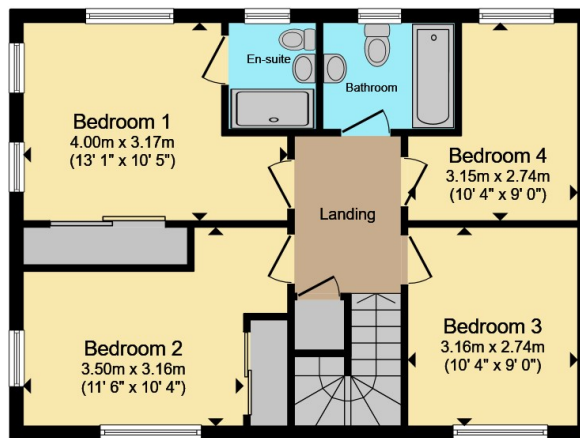
We have been informed of a £175 per annum contribution to a management/service charge.

"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 120.2 m² (1,294 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



To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Spring Head
 WEDNESBURY WS10 9AD

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WED312117



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