



**Connells**

Woden Road East  
Wednesbury



### Property Description

Connells Estate Agents are thrilled to unveil this extended semi-detached gem nestled in the heart of Wednesbury. Nestled on a sought-after street, this stunning three-bedroom semi-detached property is more than just a house—it's a canvas for your family's future. Thoughtfully extended and meticulously maintained, this home offers the perfect blend of space, comfort, and character.

Step inside and be impressed by the generously proportioned ground floor, featuring two inviting reception rooms that promise endless possibilities for relaxation and entertainment. The kitchen is a true gem, offering ample dining space and seamless access to a beautiful rear garden.

Upstairs, three well-proportioned bedrooms await, providing comfortable sleeping spaces for family members or versatile areas for work and play. The family bathroom completes the upper level, designed with both practicality and style in mind.

The exterior is equally compelling. A brick-paved driveway ensures convenient off-street parking, while the landscaped rear garden is a true outdoor sanctuary. With a charming patio, lush lawn, and carefully curated shrub borders, this space is perfect for gardening enthusiasts or those who love outdoor living.

A convenient side access and attached garage add extra practicality to this already impressive home.

Don't miss this exceptional opportunity to make Wednesbury your own!

### Entrance Porch

Double glazed entrance doors and further door into hallway.

### Hallway

Stairs to first floor landing, under stairs storage cupboard, carpet, radiator, ceiling light point and doors to reception rooms.

### Reception Room

10' 1" x 11' 8" into bay ( 3.07m x 3.56m into bay )  
Double glazed bay window to front, carpet, radiator and ceiling light point.

### Living Room

16' 4" max x 13' 4" max ( 4.98m max x 4.06m max )  
Double glazed window to side, gas fire with surround, carpet, radiator, ceiling light point and sliding doors to rear leading to the kitchen.

### Kitchen

16' 4" max x 8' 8" max ( 4.98m max x 2.64m max )  
Two double glazed windows to rear, double glazed window to side, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven, gas hob with cooker hood over, central heating boiler, plumbing for washing machine, laminate flooring and double glazed door to the rear garden.

### First Floor Landing

Double glazed window to side, doors to bedrooms and bathroom.

### Bedroom One

10' 4" max x 13' 7" max ( 3.15m max x 4.14m max )

Double glazed window to rear, fitted wardrobes, carpet and ceiling light point.

### Bedroom Two

10' 1" x 11' 8" into bay ( 3.07m x 3.56m into bay )

Double glazed bay window to front, fitted wardrobes, carpet, radiator and ceiling light point.

### Bedroom Three

6' 4" x 7' 6" ( 1.93m x 2.29m )

Double glazed window to front, laminate flooring, radiator and ceiling light point.

### Bathroom

Double glazed window to rear, fully tiled walls, bath with shower over, wash hand basin, WC and vinyl flooring.

### Outside

Front:

Brick paved driveway

Rear:

Brick paved patio, side access, door to garage, lawn, borders with shrubs and bushes.





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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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