



Connells

Maple Leaf Road
Wednesbury

Maple Leaf Road
Wednesbury WS10 7NQ

for sale offers in the region of
£330,000



Property Description

Connells Estate Agents in Wednesbury are proud to present for sale this stunning dormer bungalow, situated on a popular residential estate and finished to an exceptional, show-home standard. This beautifully presented property offers versatile living accommodation, generous parking and a landscaped rear garden.

To the ground floor is a welcoming porch, leading into a beautifully decorated lounge and an impressive open-plan kitchen diner spanning the full length of the property. The kitchen features stylish fitted units, wooden worktops and integrated appliances, creating a fantastic space for both everyday living and entertaining.

Also to the ground floor is a bright conservatory, complete with skylights and French doors opening directly onto the rear garden. The master bedroom is conveniently located on this floor and benefits from fitted wardrobes.

Upstairs are two further bedrooms, both with fitted wardrobes. The second bedroom has been cleverly divided into two sections, providing a versatile space. The first floor is completed by a modern family bathroom featuring a beautiful freestanding bath and separate shower cubicle.

The property also benefits from a useful car port with plumbing for utilities, a separate storage room providing excellent additional storage and a handy downstairs WC. Externally, the front of the property boasts a

large drive & to to the rear beautifully landscaped yet low maintenance garden.

Entrance Porch

Having a double glazed entrance door and door leading in to the lounge.

Lounge

17' 6" Max x 12' 4" Max (5.33m Max x 3.76m Max)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, wall lights, radiator and door leading to the kitchen.

Kitchen/Diner:

31' 2" Max x 10' 6" Max (9.50m Max x 3.20m Max)

Kitchen Area

Being a modern fitted kitchen with a range of wall, base and drawer units with wooden work tops over. Having a double glazed window to the side aspect, laminate flooring, tiled splash backs, double electric oven, gas hob with cooker hood over, integrated dish washer and fridge/freezer, ceiling spot lights, breakfast bar, one and a half bowl sink with drainer and double glazed door leading to the car port.

Dining Area

Having double glazed french doors leading to

the conservatory, laminate flooring, radiator, ceiling light point and stairs leading to the first floor.

Conservatory

18' 10" x 6' 7" (5.74m x 2.01m)

Having double glazed french doors leading to the rear garden, sky lights, radiator, carpeted flooring and wall lighting.

Bedroom One

15' 9" x 12' (4.80m x 3.66m)

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

Carport

20' 8" x 7' 10" (6.30m x 2.39m)

Accessed through double doors from the driveway. Having power, lighting, plumbing for utilities and door leading to the storage room.

Storage Room

18' 1" Max x 7' 10" Max (5.51m Max x 2.39m Max)

Having power, lighting, double glazed foot to the garden and door to the WC.

Wc

Having a WC, wash hand basin with vanity, vinyl flooring and a ceiling light point.

First Floor

Landing

Having a double glazed window to the side aspect, carpeted flooring, ceiling light point,

radiator and doors to the bedrooms and bathroom.

Bedroom Two

17' 5" Max x 8' 10" Max (5.31m Max x 2.69m Max)

Having two double glazed windows to the rear aspect, carpeted flooring, ceiling light points, radiator and a fitted wardrobe.

Bedroom Three

10' 10" x 10' 6" (3.30m x 3.20m)

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 front aspect, tiled flooring, part tiled walls, free standing bath, shower cubicle, WC, wash hand basin with vanity and ceiling spot lights.

Outside

Front:

Having a crete print driveway proving parking for multiple vehicles.

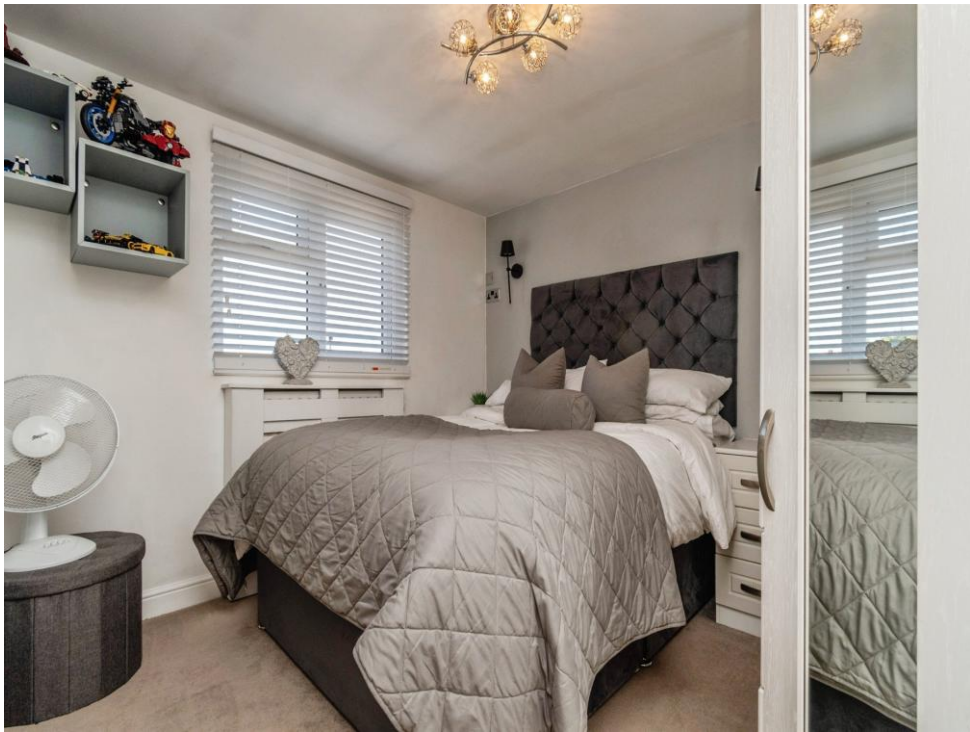
Rear:

Being a landscaped rear garden having a patio and lawn.

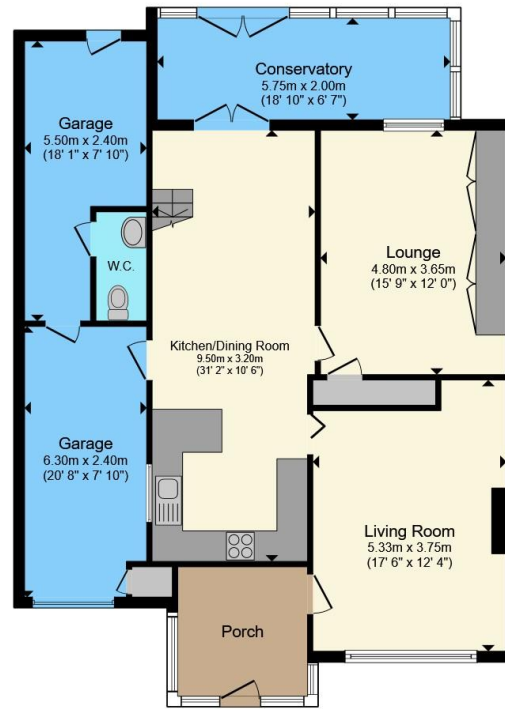
Agents Note

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

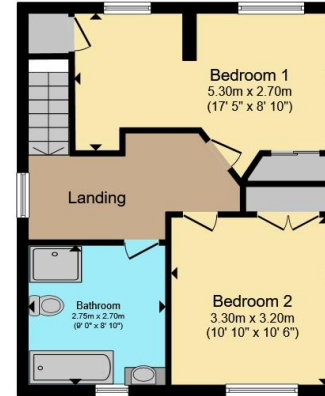








Ground Floor



First Floor

Total floor area 156.8 m² (1,688 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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22 Spring Head
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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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