





### Property Description

Connells are delighted to bring to the market this beautifully presented and deceptively spacious three-bedroom family home, ideally situated in the popular area of Darlaston. Offering generous living accommodation throughout, this property is perfect for families, first-time buyers, or anyone seeking a home ready to move straight into.

The ground floor comprises a spacious and welcoming lounge, leading through to a bright and well-appointed kitchen featuring ample storage, plumbing for utilities, and a convenient breakfast bar. From the kitchen, there is access to a conservatory overlooking the rear garden, a highly sought-after downstairs WC, and a useful storage cupboard.

To the first floor, the property offers three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles. To the rear is a low-maintenance garden featuring a patio seating area, decorative gravel, a garden shed, and side access to the front of the property.

Early viewing is highly recommended to fully appreciate the space and accommodation on offer.

### Entrance Porch

Double glazed door to front and further double glazed door leading into the hallway.

### Entrance Hallway

Stairs to the first floor landing and door leading into:-

### Living Room

Double glazed window to front, under stairs storage cupboard, laminate flooring, ceiling light point, radiator and door to the:-

### Kitchen

Double glazed window to rear, doors to conservatory and rear hallway, fitted with a range of wall and base units with work surfaces over, breakfast bar, one and a half bowl sink and drainer, double electric oven, electric hob with cooker hood over, plumbing for utilities, radiator, ceiling light point and linoleum flooring.

### Conservatory

Double glazed French doors to rear garden, ceiling light point and tiled flooring.

### Rear Hallway

Storage cupboard and doors to the ground floor WC and rear garden.

### W.C

Double glazed window to rear, WC, part tiled walls, ceiling light point and linoleum flooring.

### First Floor Landing

Double glazed window to side, radiator, ceiling light point, carpeted flooring, doors leading to the bedrooms and family bathroom.

## Bedroom One

Double glazed window to rear, radiator, ceiling light point and carpeted flooring.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed window to front, bath with shower over, WC, wash hand basin, part tiled walls, radiator, ceiling light point and linoleum flooring.

## Outside

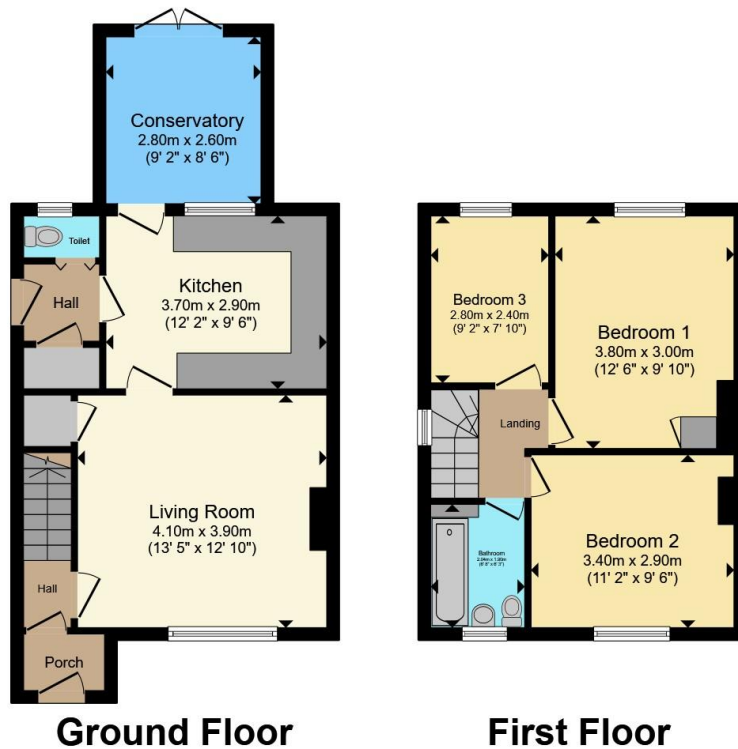
Front:

Brick paved driveway providing parking for multiple vehicles.

Rear:

Patio area, borders with shrubs and bushes, decorative gravel, side access to the front elevation and door to the concrete garage/workshop.





Total floor area 79.3 m<sup>2</sup> (854 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](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: A

**view this property online [connells.co.uk/Property/WED312213](http://connells.co.uk/Property/WED312213)**

Tenure: Freehold



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