



Connells

Brunswick Park Road
Wednesbury



Ground Floor

Entrance Hallway

Irregular Shaped Room x (x)

Having a front entrance door with stained glass detailing, minton floor tiles, radiator, ceiling light point, stairs leading to the first floor and doors leading to the lounge and dining room.

Lounge

14' 1" Max x 11' 10" Max (4.29m Max x 3.61m Max)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, wall lights, radiator and glass fire with surround.

Dining Room

13' 1" x 12' 6" (3.99m x 3.81m)

Having a double glazed window to the rear aspect, laminate flooring, ceiling light point, gas fire place with surround and door leading to the rear lobby.

Rear Lobby

Having tiled flooring, a ceiling light point and doors leading to the garden, storage cupboard and kitchen.

Kitchen

9' 10" x 8' 2" (3.00m x 2.49m)

Being a fully fitted kitchen with a range of wall, base and drawer units with wooden work tops over. Having a farm house sink, integrated appliances, space for a range oven with extractor fan over, ceiling spot lights, ceiling sky light, tiled flooring and splash backs, radiator and door leading to the rear hallway.

Rear Hallway

Having tiled flooring, door leading to the WC, utility space and rear garden.

Utility Space

Having a double glazed window to the rear aspect and plumbing for a washing machine.

Wc

Having a double glazed window to the rear aspect, tiled flooring, ceiling light point, wash hand basin WC and a radiator.

First Floor

Landing

Having doors leading to the bedrooms, bathroom and storage cupboard.

Bedroom One

13' 1" x 10' 10" (3.99m x 3.30m)

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

Bedroom Two

8' 8" x 12' 4" (2.64m x 3.76m)

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

Bedroom Three

12' 2" x 6' 11" (3.71m x 2.11m)

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

Bathroom

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

Loft Space

17' 9" x 17' 9" (5.41m x 5.41m)

Having velux windows to the rear aspect, carpeted flooring, ceiling spot lights, radiator and storage cupboards.

Rear Garden

Having a block paved patio, lawn and brick built storage shed.









Total floor area 131.3 m² (1,413 sq.ft.) approx

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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: D Council Tax
 Band: A

Tenure: Freehold

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