



**Connells**

Manor Road  
Wednesbury





### Property Description

This gorgeous 2 bedroom semi-detached property is situated on one of the most sought-after roads in the area, and it's packed with features that'll make you feel right at home.

First off, the kitchen is totally on point - it's modern, sleek, and perfect for whipping up a storm. The lounge is super spacious, ideal for chilling out with the family or hosting friends. And let's not forget the handy downstairs toilet, because who doesn't love the convenience of having one of those?

Upstairs, you'll find two generous sized bedrooms that are just begging to be made into your own personal sanctuaries. And the family bathroom is the perfect place to unwind after a long day.

But it's not all about what's inside - the outside space is just as beautiful and convenient. There's a driveway at the front, so you can park your car with ease, and the rear garden is like a little oasis. Just imagine sipping your morning coffee or enjoying a BBQ with friends and family in your own private outdoor haven.

All in all, this property has got it all - location, style, and plenty of space to make your own. So what are you waiting for? Come and take a look around, and make this house your home.

### Entrance Hallway

Double glazed door to front, stairs leading to first floor landing and door leading to living room.

### Living Room

13' 1" x 12' ( 3.99m x 3.66m )  
Double glazed window to front of property. Radiator and laminate flooring. Storage cupboard and door leading to kitchen.

### Kitchen

8' 6" x 14' 9" ( 2.59m x 4.50m )  
Wall and base units with laminate work tops over. Tiled splash back and tiled flooring. Integrated cooker, hob, fridge and freezes. Space and plumbing for appliances. Sink and drainer. Double glazed window to rear, double glazed door leading to rear garden and radiator.

### Downstairs Toilet

Toilet, double glazed window to rear and tiled flooring,

### First Floor Landing

Door leading to both bedrooms and loft access.

### Bedroom One

10' 2" x 14' 9" ( 3.10m x 4.50m )  
Double glazed window to front and radiator.

### Bedroom Two

11' 7" x 7' 10" ( 3.53m x 2.39m )  
Double glazed window to rear and radiator.

### Bathroom

Double glazed window to rear and radiator. Bath rub with shower over head, toilet and wash hand basin. Tiling to walls and floor.

## Outside

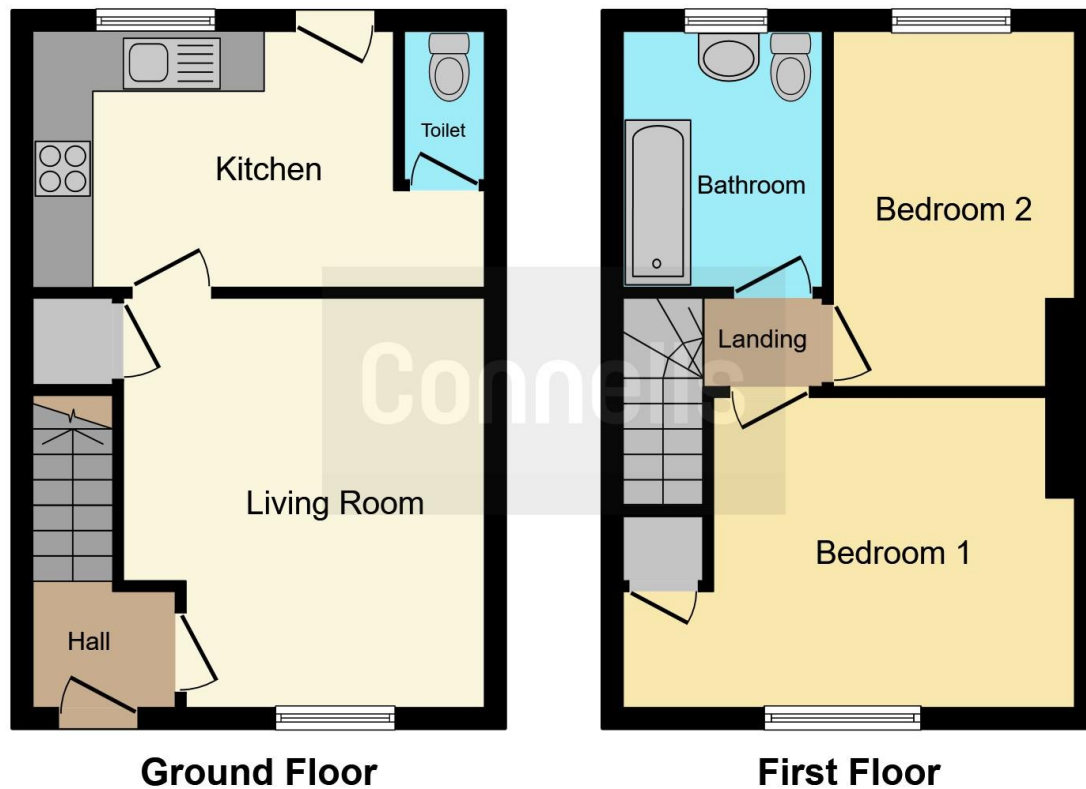
Front:

Part gravel part lawn driveway with various plants and shrubs.

Rear:

Paved patio area and lawn. Various plants, bushes and shrubs.





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)

To view this property please contact Connells on

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

EPC Rating: D Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/WED311640](http://connells.co.uk/Property/WED311640)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WED311640 - 0003

