



**Connells**

Handley Street  
WEDNESBURY



### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom home on a popular road in Wednesbury.

To the ground floor the property briefly comprises of an entrance hallway giving access to the lounge and having stairs to the first floor. From the lounge is access to the fully fitted kitchen with door leading to the rear garden.

To the first floor are three spacious bedrooms and a family bathroom.

Externally the property benefits from having a driveway for off road parking and a good sized rear garden providing side access to the front of the property.

### Entrance Hall

Double glazed front entrance door, stairs to first floor, door to lounge, laminate flooring, ceiling light point and radiator.

### Lounge

12' 4" max x 16' 4" max ( 3.76m max x 4.98m max )

Double glazed window to front, laminate flooring, ceiling light point, three wall light points and double doors leading to the kitchen.

### Kitchen

16' 1" max x 9' 8" max ( 4.90m max x 2.95m max )

Double glazed window to rear, double glazed sliding doors to rear garden, fitted with a range of wall and base units with work surfaces over, splash back tiling, one and a half bowl sink and drainer, plumbing for utilities, space for appliances, cooker hood, ceiling spotlights, radiator and tiled flooring.

### First Floor Landing

Carpet, ceiling light point, doors to bedrooms and bathroom.

### Bedroom One

12' 1" max x 12' 1" max ( 3.68m max x 3.68m max )

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

### Bedroom Two

9' 4" max x 13' 1" max ( 2.84m max x 3.99m max )

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

### Bedroom Three

6' 5" x 9' 8" ( 1.96m x 2.95m )

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

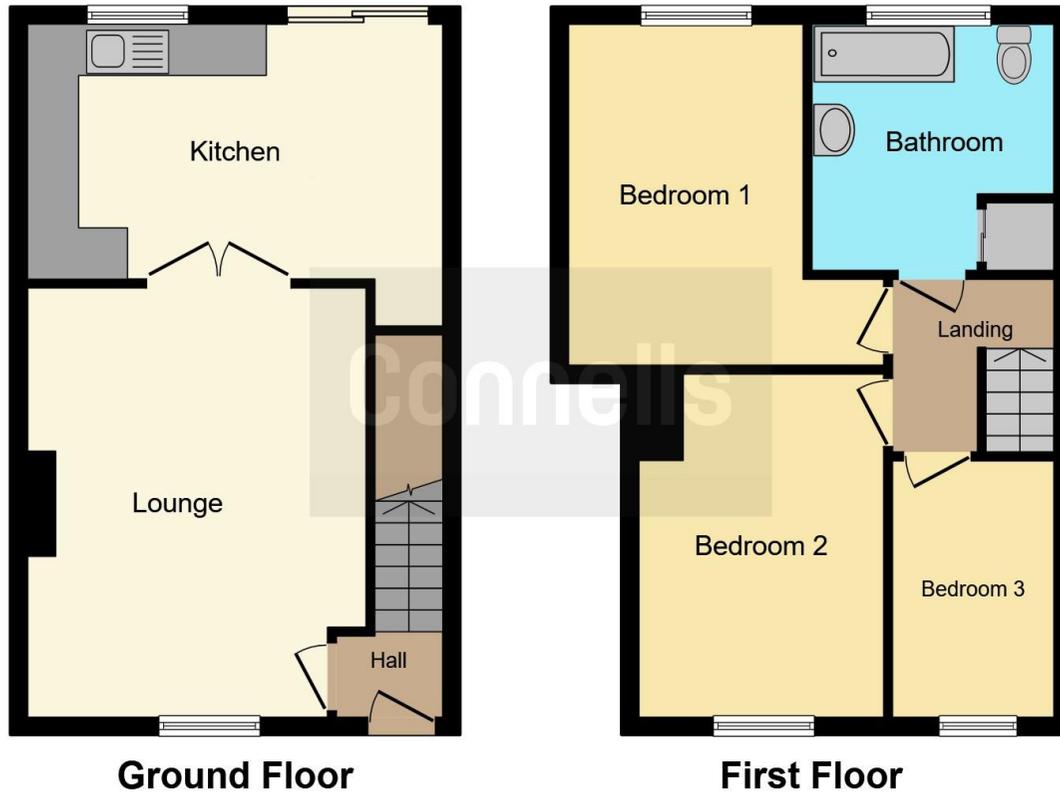
### Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, WC, ceiling light point, tiled walls, radiator and storage cabinet.

### Outside

Concrete driveway to front.





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: A

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Tenure: Freehold



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