



Connells

Old Park Road  
Wednesbury



### Property Description

Situated in a quiet location this home offers spacious living features two distinct reception rooms, perfect for relaxing or hosting guests. Having a flexible layout including a convenient downstairs bathroom complemented by a separate upstairs shower room.

Dedicated utility room to keep household chores organised and out of the main living areas. Three generously sized bedrooms providing ample space for the whole family and a beautifully landscaped rear garden, ideal for outdoor leisure. Ample opportunity for on street parking.

### Entrance Hallway

Having a double glazed window to the side aspect, doors to the front and breakfast rooms and stairs to the first floor.

### Front Room

14' 5" Max x 10' 10" Max ( 4.39m Max x 3.30m Max )

Having a double glazed window to the front aspect, laminate flooring, a ceiling light point, two wall light points and a radiator.

### Breakfast Room

14' 5" x 12' 2" ( 4.39m x 3.71m )

Having carpeted flooring, a ceiling light point, radiator, double glazed French doors leading to the rear garden and access to the kitchen.

### Kitchen

12' 2" x 8' 2" ( 3.71m x 2.49m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over. Having an electric oven and hob with cooker hood over, a breakfast bar, an integrated dishwasher and fridge/freezer, ceiling spotlights, a sink with drainer and access to the utility room.

### Utility Room

8' 6" x 5' 11" ( 2.59m x 1.80m )

Having a double glazed door to the side aspect giving access to the rear garden, plumbing for utilities and door leading to the downstairs bathroom.

### Bathroom

Having a double glazed window to the rear aspect, a free standing 'pebble' style bath tub, part tiled walls, a wash hand basin, WC and a ceiling light point.

### First Floor Landing

Having doors leading to the bedrooms and shower room, and loft hatch leading to the boarded loft.

### Bedroom One

14' 5" x 10' 10" ( 4.39m x 3.30m )

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

### Bedroom Two

11' 2" x 9' 2" ( 3.40m x 2.79m )

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

### Bedroom Three

11' 2" x 8' 2" ( 3.40m x 2.49m )

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

### Shower Room

Having fully tiled walls and flooring, a towel radiator, wash hand basin, WC, shower cubicle and ceiling spotlights.

## Outside

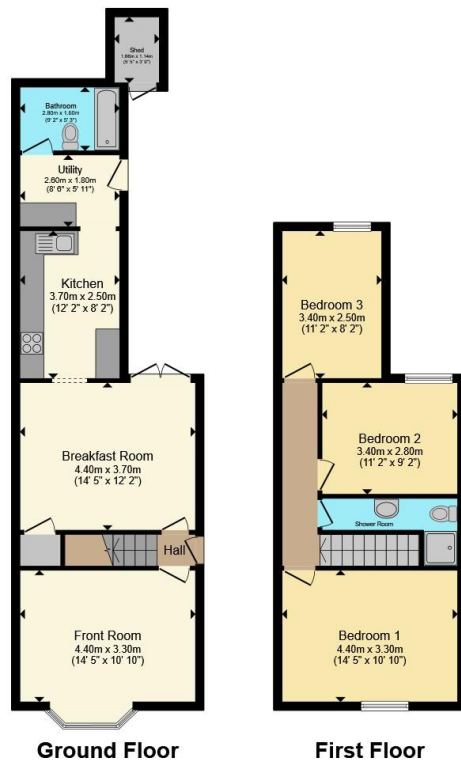
Front:

Have a path leading to the entrance door.

Rear:

Having a block paved patio, artificial lawn, decked seating area, access to the storage shed and side access.





Total floor area 101.3 m<sup>2</sup> (1,090 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: C Council Tax  
 Band: A

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Tenure: Freehold



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