



**Connells**

Wolverhampton Road  
Kingswinford



### Property Description

AN IMPRESSIVE, THREE STOREY, END TOWN HOUSE. SITUATED IN A MUCH SOUGHT AFTER PRIVATE ROAD. LARGE END PLOT PROVIDES AMPLE DRIVEWAY AND LEAN-TO GARAGE TO SIDE. BATHROOM ON BOTTOM AND TOP FLOORS. SPACIOUS ACCOMMODATION THROUGHOUT. Briefly comprises to the ground floor; hallway, bathroom, bedroom 3/study & conservatory. First floor; lounge and kitchen and Second floor; two bedrooms and bathroom. Benefiting from driveway, garage, double glazing and gas central heating system.

### To The Front

Private road off Wolverhampton Road. Entrance driveway with attractive garden to side. Leading to the driveway for no27a.

### Entrance Hallway

Double glazed front door, radiator, tiled floor, understairs cupboard, stairs to first floor, doors to bedroom three/study and;

### Ground Floor Bathroom

Double glazed window to rear elevation, towel rail radiator, paneled bath, wash hand basin and low flush wc.

### Bedroom Three/Study

10' 5" x 8' 6" ( 3.17m x 2.59m )  
Double glazed window to front elevation and radiator. Currently used as office. Door to conservatory and Utility.

### Conservatory

13' 5" x 7' 11" ( 4.09m x 2.41m )  
Double glazed windows and door to rear garden.

### Lounge

16' x 11' 9" ( 4.88m x 3.58m )  
Two double glazed windows to front elevation,

radiator, spotlights, wood effect laminate flooring, stairs to second floor and door to;

### Kitchen

16' x 7' 11" ( 4.88m x 2.41m )  
Two double glazed windows to rear elevation, radiator, a range of wall and base units. Work surfaces incorporating belfast sink and mixer tap. Space for range cooker and double extractor hood above. Provision for further domestic appliances.

### Second Floor Landing

Double glazed to front elevation, spotlights, airing cupboard housing combination boiler and doors to;

### Bedroom One

11' 3" x 9' 9" ( 3.43m x 2.97m )  
Double glazed window to rear elevation, radiator and lost access.

### Bedroom Two

9' 8" x 8' 6" ( 2.95m x 2.59m )  
Double glazed window to front elevation and radiator.

### Second Floor Bathroom

Double glazed window to rear elevation, towel rail radiator, paneled bath with shower over, wash hand basin and low flush wc. Spotlights.

### Rear Garden

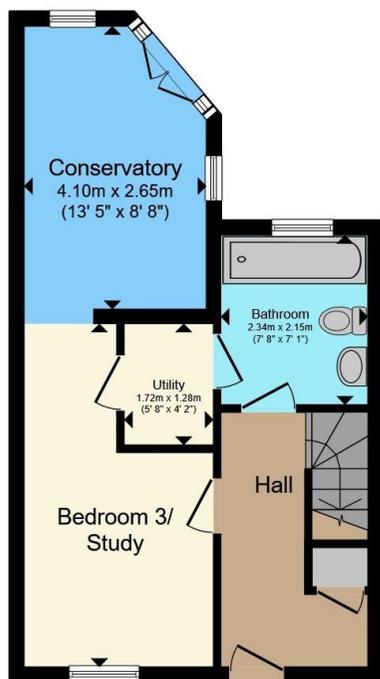
Fully enclosed rear garden with patio area leading to lawn.

**Lean To Garage:**

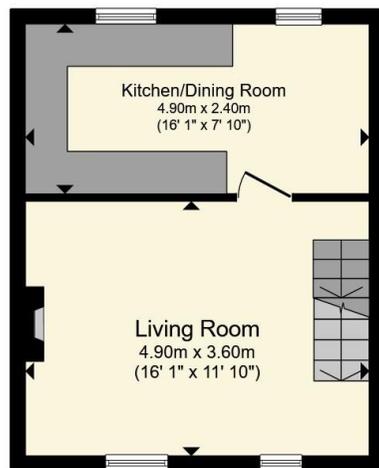
19' 10" x 7' 8" ( 6.05m x 2.34m )

Up and over garage door to front elevation,  
power, lighting and door to rear garden.

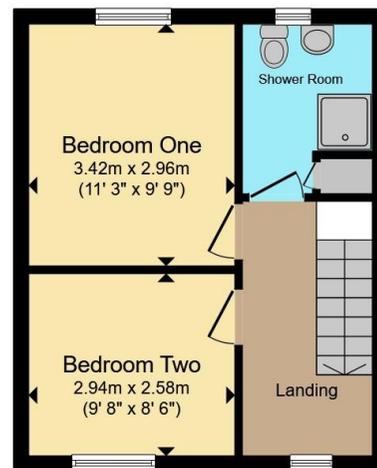




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 96.6 m<sup>2</sup> (1,040 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: C

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Tenure: Freehold



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