





## Property Description

Connells Estate Agents in Wednesbury are absolutely thrilled to introduce you to this absolute gem of a property, nestled on a much-loved estate in Darlaston. If you've been dreaming of stepping onto the property ladder with a place that's already looking fabulous, then this is it!

Step inside and you'll immediately feel the welcoming vibe. The ground floor boasts a wonderfully spacious lounge – perfect for chilling out after a long day or hosting friends. Then there's the kitchen, including ample storage for all your culinary gadgets, plenty of room for a dining table to enjoy your meals, and those lovely French doors that open right out onto the garden.

Upstairs, you'll find two good-sized bedrooms, offering comfortable spaces for rest and relaxation. And the bathroom? It's a modern, tiled haven that's both stylish and practical.

Outside benefits from your own off road parking, the current owners have even gone the extra mile to make it more spacious. The rear garden is a real treat too, with a lovely patio area for your outdoor furniture, a decorative gravelled area and handy side access that leads you back around to the front.

Location-wise, commuting is a breeze with both M6 Junctions 9 and 10 just a stone's throw away. You're right by a retail park packed with shops and a supermarket. Plus, you've got local schools, excellent transport links including the metro, and all the independent amenities you could wish for right on your doorstep.

## Ground Floor

### Lounge

Having a double glazed front entrance door, a double glazed window to the front aspect, stairs leading to the first floor, laminate flooring, ceiling light point, radiator and door to the kitchen.

### Kitchen

11' 10" x 9' 10" ( 3.61m x 3.00m )  
Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, a one and a half bowl sink with drainer, plumbing for a washing machine and dishwasher, space for an oven and a fridge freezer, laminate flooring, ceiling light point, tiled splash back, radiator and French doors leading to the rear garden.

### First Floor

#### Landing

Having doors leading to the bedrooms and bathroom.

#### Bedroom One

11' 10" x 9' 10" ( 3.61m x 3.00m )  
Having two double glazed windows to the front aspect, laminate flooring, ceiling light point and a radiator.

#### Bedroom Two

11' 10" x 9' 10" ( 3.61m x 3.00m )  
Having a double glazed window to the rear aspect, laminate flooring, ceiling light point and a radiator.

## Bathroom

Being a tiled modern fitted bathroom having a double glazed window to the side aspect, a storage cupboard, a bath with shower over, WC, wash hand basin, vinyl flooring and a ceiling light point.

## Outside

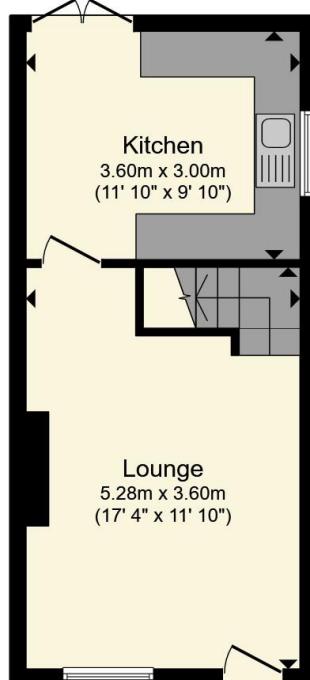
Front:

Having a tarmac driveway.

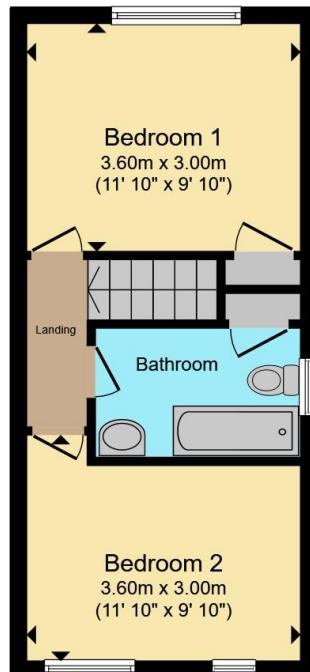
Rear:

Having a block paved patio, decorative gravel and side aspect to the front of the property.





**Ground Floor**



**First Floor**

Total floor area 60.3 m<sup>2</sup> (650 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: A

**view this property online [connells.co.uk/Property/WED311943](http://connells.co.uk/Property/WED311943)**



Tenure: Freehold



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