



**Connells**

Wakes Road  
WEDNESBURY



# Wakes Road WEDNESBURY WS10 0BY

for sale offers over  
**£280,000**



## Property Description

Connells Estate Agents are absolutely thrilled to present this beautiful, move-in-ready, three-bedroom semi-detached home, nestled on a wonderfully quiet cul-de-sac in Wednesbury. Everything you need is right on your doorstep – a simple walk will have you in the heart of Wednesbury town centre!

Downstairs, you'll discover a welcoming lounge, a bright and airy dining area – perfect for family feasts and laughter-filled evenings – and a gorgeous, modern kitchen where culinary magic happens! There's also a versatile third reception room, currently being used as a cosy bedroom... imagine the possibilities! And for ultimate convenience, a handy downstairs wet room.

Upstairs, you'll find three comfortable bedrooms, offering a peaceful retreat at the end of the day, plus a family bathroom ready for your personal touch.

This property sits on a fantastic corner plot, offering incredible potential to extend (subject to planning permission) if you dream of even more space.

A large driveway provides ample space for multiple vehicles, and there's even a garage!

## Ground Floor

### Entrance Hallway

Having a double glazed front entrance door, tiled flooring, ceiling light point, door leading to the lounge and stairs leading to the first floor.

### Lounge/Dining Room

27' 8" Max x 7' 5" Max ( 8.43m Max x 2.26m Max )

### Lounge Area

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

## Dining Area

Having laminate flooring, double glazed door leading to the garden, ceiling light point, radiator and door leading to the kitchen.

## Kitchen

11' 1" x 6' 8" ( 3.38m x 2.03m )

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, vinyl flooring, tiled splashbacks, ceiling light point, electric oven, gas hob with cooker hood over, sink with drainer, plumbing for utilities and door leading to the rear hallway.

## Rear Hallway

Having a double glazed door leading to the rear garden, and internal doors leading to the reception room/bedroom and the wet room.

## Reception Room/Bedroom

15' 7" x 11' 4" ( 4.75m x 3.45m )

Currently being used as a bedroom. Having a double glazed front entrance door, double glazed window, carpeted flooring, ceiling light point and a radiator.

## Wet Room

Having a double glazed window to the rear aspect, vinyl flooring, part tiled walls, shower, WC, wash hand basin, ceiling light point and a radiator.

## First Floor

### Landing

Having a double glazed window to the side aspect, carpeted flooring, ceiling light point, loft access and doors leading to the bedrooms and bathroom.

### Bedroom One

8' 2" x 13' 1" ( 2.49m x 3.99m )

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

### Bedroom Two

11' 4" x 8' 2" ( 3.45m x 2.49m )

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

### Bedroom Three

7' 8" x 6' 2" ( 2.34m x 1.88m )

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

### Bathroom

Having a double glazed window to the rear aspect, bath with shower over, WC, wash hand basin with vanity, radiator, part tiled walls, vinyl flooring and a ceiling light point.

### Outside

Front:

Having a tarmac driveway providing off road parking for multiple vehicles.

Rear:

Being a large corner plot rear garden with patios, lawn, borders and side access to the front of the property.

### Garage

Accessed from driveway, having up and over entrance door.







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: C

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Tenure: Freehold



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