



Connells

Devon Road
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are delighted to present this rare opportunity to acquire a substantially extended four-bedroom family home, ideally situated on the highly sought-after Woods Estate. Offering generous and versatile living accommodation throughout, this impressive property is perfectly suited to modern family living.

The ground floor briefly comprises two spacious and well-presented reception rooms, providing excellent areas for both relaxation and entertaining. There is also a separate dining room with French doors opening onto the rear garden, creating a pleasant space for family dining while allowing natural light to flow through. The dining area opens into the kitchen, forming a practical open-plan layout ideal for everyday living. From the kitchen there is access to a useful utility room with plumbing for appliances, along with the added convenience of a downstairs WC.

To the first floor are four well-proportioned bedrooms, all offering comfortable accommodation. The impressive master bedroom benefits from its own en-suite bathroom, complete with both a shower cubicle and a bath. A further contemporary shower room serves the remaining bedrooms.

Externally, the property enjoys a low-maintenance rear garden which is predominantly brick paved and features a decked seating area. To the front is a generous brick-paved driveway providing off-road parking. The property occupies a desirable location close to a range of schools, shops & amenities.

Entrance Hallway

Double glazed entrance door to front, carpeted floor, ceiling light point, radiator, stairs to first floor landing, doors to: living room, reception room and the kitchen diner.

Living Room

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

Reception Room

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

Through Dining Kitchen

Double glazed French doors to rear garden, carpet flooring, ceiling light point and radiator.

Kitchen area: Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, space for oven, cooker hood, tiled flooring, ceiling light point, doors to under stairs storage cupboard and utility room.

Utility Room

Double glazed window to rear, double glazed door to rear garden, wall and base units with work surfaces over, splash back tiling, plumbing for utilities, space for appliances, tiled flooring, ceiling light point and door to downstairs WC.

First Floor Landing

Carpet flooring, radiator, ceiling light point, loft access point and doors to bedrooms and shower room.

Bedroom One

Double glazed window to front, fitted wardrobes, carpet flooring, radiator, ceiling light point, loft access and door to en suite.

En Suite

Double glazed window to rear, shower cubicle, bath, wash hand basin, WC, radiator, tiled walls and ceiling spotlights.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Shower Room

Double glazed window to rear, shower cubicle, vanity wash hand basin, WC, radiator, vinyl flooring, tiled walls and ceiling spotlights.

Outside

Front:

Brick paved driveway, providing parking for multiple vehicles.

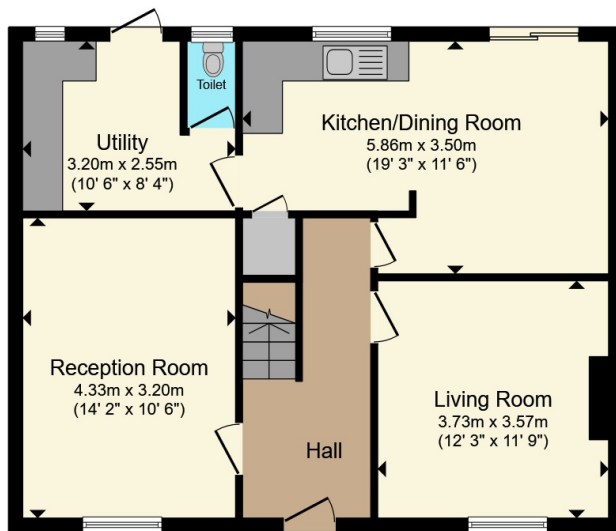
Rear:

Brick paved garden, decked seating area and side access.

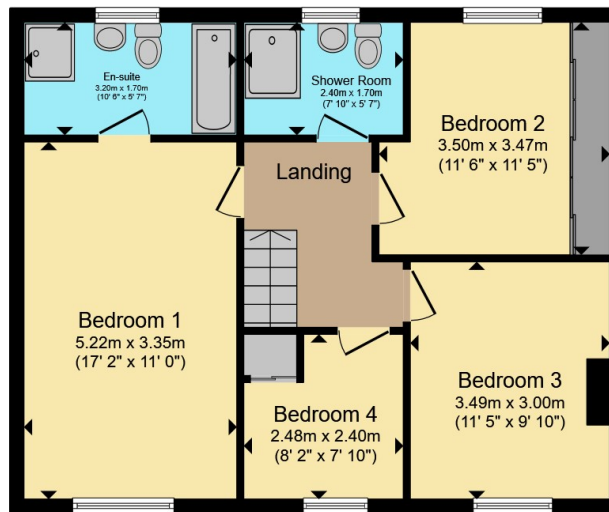
Agent Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor



First Floor

Total floor area 142.2 m² (1,530 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

Connells

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EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/WED312209

Tenure: Freehold



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