



**Connells**

Dangerfield Lane  
Wednesbury



### Property Description

Nestled in a desirable location, this property offers an inviting living space that will instantly feel like home.

As you enter, you'll be greeted by a spacious lounge that provides the perfect backdrop for relaxation and family moments. The extended kitchen is a true highlight, offering ample dining space and a modern feel that will inspire your culinary adventures. The convenience of a downstairs WC adds that extra touch of practicality every homeowner dreams about.

Upstairs, two generously sized bedrooms await, promising peaceful nights and personal sanctuary. The family bathroom completes the first floor, providing all the comfort and functionality you need.

But the magic doesn't stop inside! Step outside to discover a delightful rear garden featuring a well-maintained lawn and a charming patio – ideal for summer barbecues or quiet morning coffees. The added bonus of a private driveway means hassle-free parking right at your doorstep.

### Entrance Hallway

Double glazed entrance door to front, stairs to first floor landing and door to the lounge.

### Lounge

11' 3" max x 13' 7" max ( 3.43m max x 4.14m max )

Double glazed window to front, carpet, ceiling light point, radiator and doors to the kitchen.

### Kitchen/ Diner

11' 5" x 13' 4" ( 3.48m x 4.06m )

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for appliances, integrated cooker hood, ceiling light point and door to rear hallway.

### Rear Hallway

Doors to WC and under stairs storage cupboard, plus a double glazed door to the rear garden.

### W.C

Double glazed window to side, WC, tiled floor and ceiling light point.

### First Floor Landing

Double glazed window to side, doors to bedrooms and bathroom.

### Bedroom One

9' 7" max x 11' 8" max ( 2.92m max x 3.56m max )

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

### Bedroom Two

8' 2" x 10' 1" ( 2.49m x 3.07m )

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

### Bathroom

Double glazed window to rear, bath with shower over, WC, wash hand basin, tiled floor and ceiling light point.

## Outside

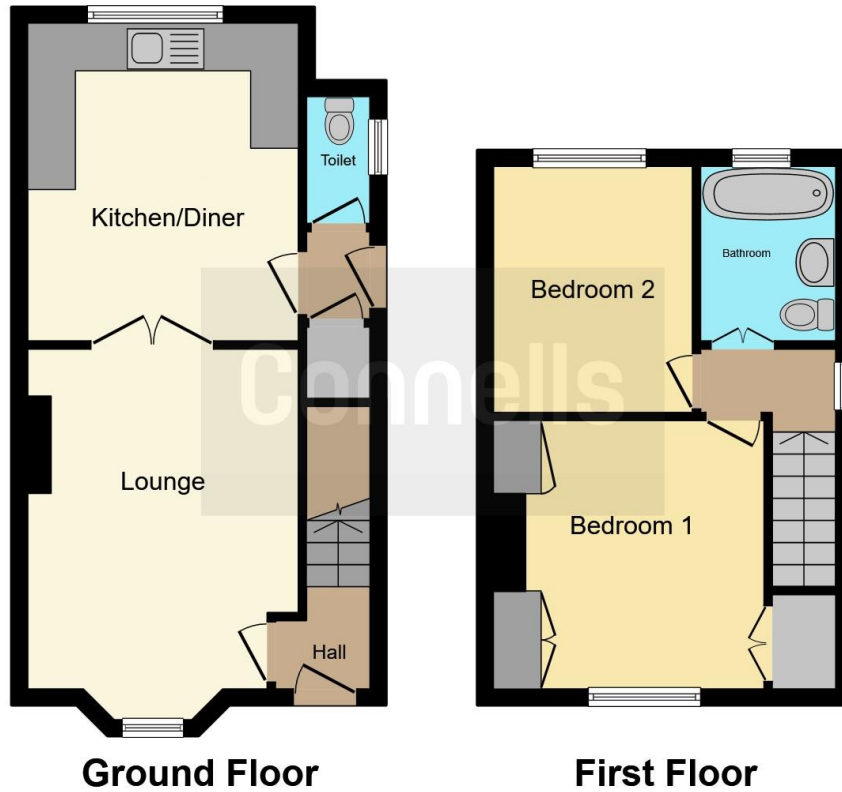
Front:  
Gravelled driveway

Rear:  
Patio, lawn and side access.

## Agents Note

We have been unable to verify if Planning Permission or has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.





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)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: A

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Tenure: Freehold



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