



**Connells**

Coronation Road  
WEDNESBURY

# Coronation Road WEDNESBURY WS10 0TQ

for sale  
£200,000



## Property Description

Connells Estate Agents Wednesbury is delighted to present this surprisingly spacious two-bedroom home, perfectly positioned for those who want the best of Wednesbury right on their doorstep. Whether you are a first-time buyer looking for that perfect start or a small family needing to be near great schools and transport links, this property offers a warm and welcoming atmosphere from the moment you step inside.

The ground floor is designed with modern living in mind. The standout feature is the expansive open-plan lounge and dining area—a bright, airy space that feels like the true hub of the home. Large doors open directly out to the garden, seamlessly blending your indoor and outdoor living spaces. Adjacent to this is a sleek, modern kitchen.

Moving upstairs, the sense of space continues. You'll find two generously sized bedrooms, the master having fitted wardrobes. Both rooms are served by a contemporary family bathroom, finished with modern fixtures to provide a crisp, clean feel.

The exterior of the property is just as practical as the interior. To the front, a private driveway takes the stress out of parking. To the rear, you'll discover a lovely enclosed garden. With a patio area perfect for summer BBQ's, a lush lawn for the kids or pets to play on, and handy side access to the front.

## Entrance Porch

Having a double glazed entrance door and door leading to the hallway.

## Hallway

Having stairs to the first floor and door leading to the lounge.

## Open Plan Lounge/Diner

### Lounge Area

13' 1" Max x 11' ( 3.99m Max x 3.35m )

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

### Dining Area

14' 6" x 7' 7" ( 4.42m x 2.31m )

Having double glazed sliding doors leading to the rear garden, laminate flooring, ceiling light point, wall light, understeers storage cupboard and door leading to the kitchen.

### Kitchen

10' 6" x 6' 1" ( 3.20m x 1.85m )

### Landing

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

### Bedroom One

11' 11" x 11' 1" ( 3.63m x 3.38m )

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

### Bedroom Two

9' 7" x 8' 11" ( 2.92m x 2.72m )

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

### Bathroom

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

## Outside

Front:

Having a driveway providing off road parking.

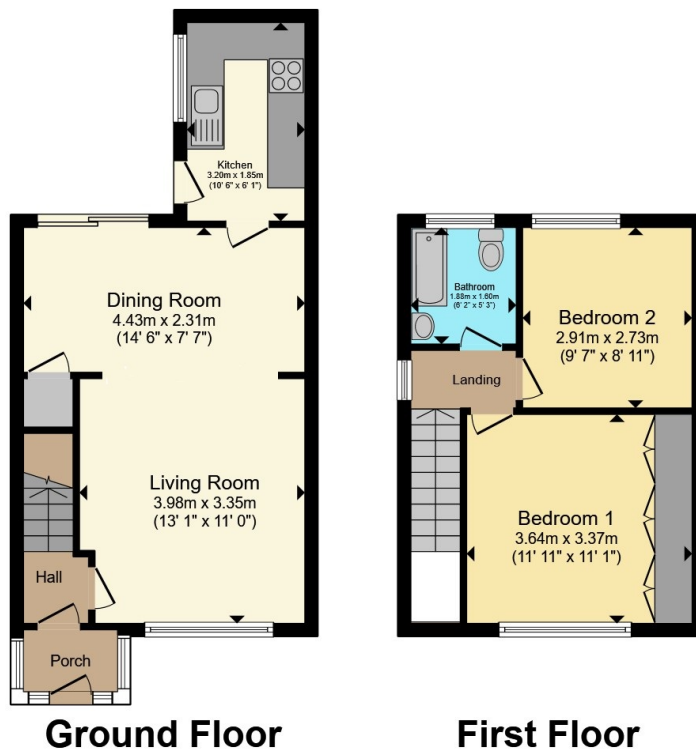
Rear:

Having a patio, lawn and side access to the front of the property.

### Agents 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."





Total floor area 65.7 m<sup>2</sup> (708 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)

**Connells**

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EPC Rating: D Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/WED312155](http://connells.co.uk/Property/WED312155)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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