





Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this impressive three-bedroom property, situated on a desirable road and having been significantly improved by the current owners. Viewing is highly recommended to appreciate the generous accommodation and high standard of presentation throughout.

To the ground floor, the property comprises a spacious through lounge with sliding doors opening into the conservatory, a beautifully presented modern kitchen featuring high-quality integrated appliances and a useful kitchen island, together with a larger-than-average conservatory offering French doors leading out to the rear garden. Completing the ground floor is a useful utility room and downstairs shower room.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite, alongside a modern family bathroom.

Externally, the property benefits from a large driveway providing ample off-road parking for multiple vehicles. To the rear is a landscaped garden featuring a paved patio, artificial lawn, decorative borders and useful storage sheds.

This well-presented home offers spacious accommodation throughout and has been thoughtfully improved by the current owners, making it an excellent opportunity for a range of buyers.

Ground Floor

Entrance Porch

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

Hallway

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator, stairs to the first floor, storage cupboard and doors leading to the lounge and kitchen.

Lounge

19' 8" x 11' 10" (5.99m x 3.61m)

Having a double glazed window to the front aspect, carpeted flooring, two ceiling light point, wall lights, radiator and double glazed sliding doors giving access to the conservatory.

Kitchen

12' 10" x 12' 10" (3.91m x 3.91m)

Being a fully fitted kitchen with a range of wall base and drawer units with laminate work tops over. Having double glazed windows to the rear and side aspects, a kitchen island, tiled flooring and splash backs, an integrated electric oven and microwave, an electric hob with cooker hood over, plumbing for utilities, space for appliances, a sink with drainer, a ceiling light point and spot lights. A double glazed door to the rear of the kitchen gives access to the conservatory.

Conservatory

20' 4" x 11' 6" (6.20m x 3.51m)

Having double glazed french doors giving access to the rear garden, tiled flooring, wall lights, radiator and door leading to the utility room.

Utility Room

15' 5" Max x 8' 2" Max (4.70m Max x 2.49m Max)

Having a double glazed door to the front aspect (accessed from the driveway), storage cupboards, laminate work tops, a one and a half bowl sink with drainer, plumbing for utilities, ceiling sky light, ceiling light point and door leading to the downstairs shower room.

Shower Room

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

First Floor

Landing

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

Bedroom One

11' 10" Max x 10' 7" Max (3.61m Max x 3.23m Max)

Having a double glazed window to the rear aspect, vinyl flooring, ceiling light point, radiator and door to the ensuite.

Ensuite

Having a shower cubicle, wash hand basin, WC, tiled walls, vinyl flooring, towel radiator and a ceiling light point.

Bedroom Two

12' 6" Max x 11' 6" Max (3.81m Max x 3.51m Max)

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

Bedroom Three

9' 4" x 8' 2" (2.84m x 2.49m)

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

Family Bathroom

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

Outside

Front:

Having a brick paved driveway providing off road parking for multiple vehicles.

Rear:

Being a fully landscaped rear garden with a block paved patio, artificial lawn, decorative borders and storage sheds.

Agents Note

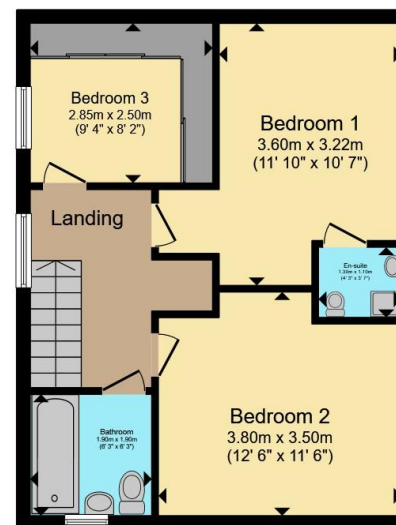








Ground Floor



First Floor

Total floor area 134.5 m² (1,448 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

Tenure: Freehold

view this property online connells.co.uk/Property/WED312576



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