



**Connells**

Coronation Road  
Wednesbury



### Property Description

**\*\*\*CASH ONLY DUE TO MINE\*\*\*** Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom semi detached property on a popular road in Wednesbury, making a great first time purchase.

To the ground floor the property briefly comprises of an entrance hallway giving access to the through lounge diner with double glazed doors leading to the rear garden, and to the fully fitted kitchen with space for appliances, plumbing for utility purposes and double glazed door to the rear garden.

To the first floor are two good sized bedrooms and a family bathroom.

Externally the property benefits from having a driveway providing off road parking and a private rear garden.

### Entrance Porch

### Entrance Hallway

Double glazed door to front, double glazed window to side, radiator, stairs to first floor landing, under stairs storage cupboard and doors to the lounge and kitchen.

### Lounge

20' 8" Max x 10' 11" Max ( 6.30m Max x 3.33m Max )

Having a double glazed bay window to front, laminate flooring, radiator, double glazed sliding doors to rear garden and two ceiling light points.

### Kitchen

11' 2" x 7' 10" ( 3.40m x 2.39m )

Double glazed windows to rear and side, fitted with a range of wall and base units with laminate work surfaces over, a sink with drainer, tiled splash backs, cooker hood, plumbing for washing machine, central heating

boiler, radiator, space for appliances, laminate flooring double glazed door to rear garden.

### First Floor Landing

Loft access point, storage cupboard and doors to bedrooms and bathroom.

### Bedroom One

14' 1" x 8' 10" ( 4.29m x 2.69m )

Having two double glazed windows to the front aspect, carpeted flooring, ceiling light point, radiator and storage cupboard.

### Bedroom Two

10' 11" x 10' 11" ( 3.33m x 3.33m )

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

### Bathroom

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

### Outside

Front:

Having a driveway providing off road parking.

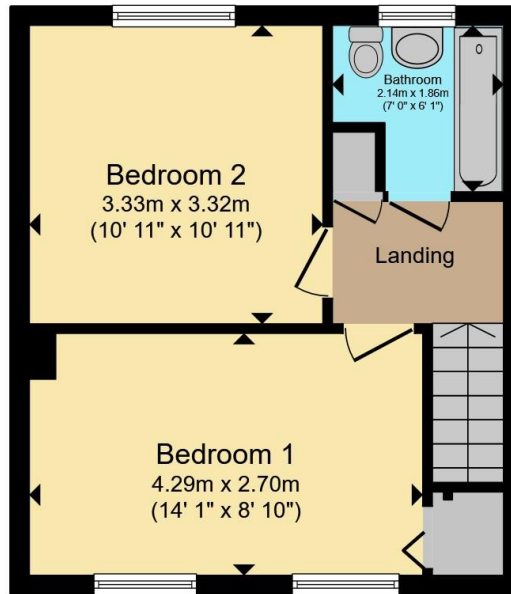
Rear:

Having a decked area, lawn, storage shed, and side access to the front of the property.





**Ground Floor**



**First Floor**

Total floor area 68.1 m<sup>2</sup> (733 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)



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EPC Rating: D Council Tax  
Band: A

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Tenure: Freehold



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