



Connells

Garth School Street
Wednesbury



Property Description

Fall in LOVE with Family Life in this 4 bedroom detached property. Imagine pulling up to your beautiful new home, nestled on a peaceful, quiet cul-de-sac, this isn't just a house; it's a home brimming with character and space. Don't just dream about the perfect family home – come and experience it! Contact us today to arrange a viewing. You won't want to miss this one!

Step inside and prepare to be captivated! You'll find a welcoming porch and entrance hallway, which allows you to flow seamlessly into the kitchen, the heart of the home. You'll find a cosy sitting room, perfect for evenings in, then into the incredible through lounge-diner – picture family game nights, celebratory dinners, and simply living together in this wonderfully spacious area.

And when it's time to unwind, retreat to one of the FOUR generously sized bedrooms, with the master bedroom boasting its own en-suite – a little slice of luxury just for you! But that's not all! There's also a family bathroom designed for busy mornings.

And lets not forget outside! You will find a gorgeous rear garden – imagine summer barbecues, children playing, and peaceful moments enjoying the sunshine. A convenient garage for all your storage needs, and forget about trying to find a parking space! Enjoy a driveway to the front of the property which comfortably accommodates two vehicles.

Entrance Porch

Entrance Hallway

Double glazed door to front, window to front, under stairs storage cupboard, doors to kitchen, lounge, reception room and garage.

Kitchen

11' 1" x 6' 1" MAX (3.38m x 1.85m MAX)

Double glazed windows to front and side, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven, gas hob with cooker hood over, plumbing for washing machine, space for appliances and ceiling spotlights.

Reception Room

12' x 9' (3.66m x 2.74m)

Window to front and radiator.

Through Lounge Diner

Irregular Shaped Room x (x)

Lounge Area 13' x 10' 1"

Sliding double glazed door to rear garden and radiator

Dining Area 12' x 9' 1"

Double glazed window to rear and radiator

First Floor Landing

Storage cupboard, doors to bedrooms and bathroom.

Bedroom One

16' 1" x 10' 2" (4.90m x 3.10m)

Double glazed windows to front and rear, fitted wardrobes and radiator.

Bedroom Two

11' 1" x 12' 10" (3.38m x 3.91m)

Double glazed window to rear, fitted wardrobes, radiator and door to en suite.

En Suite

WC, wash hand basin and heated towel rail.

Bedroom Three

13' x 9' (3.96m x 2.74m)

Front aspect double glazed window and built in wardrobes.

Bedroom Four

9' x 8' (2.74m x 2.44m)

Window to front and radiator.

Bathroom

Window to front, feature stand alone roll top bath, shower cubicle, vanity wash hand basin, WC, airing cupboard, part wall tiling and tiled floor.

Outside

Front:

Tarmac driveway

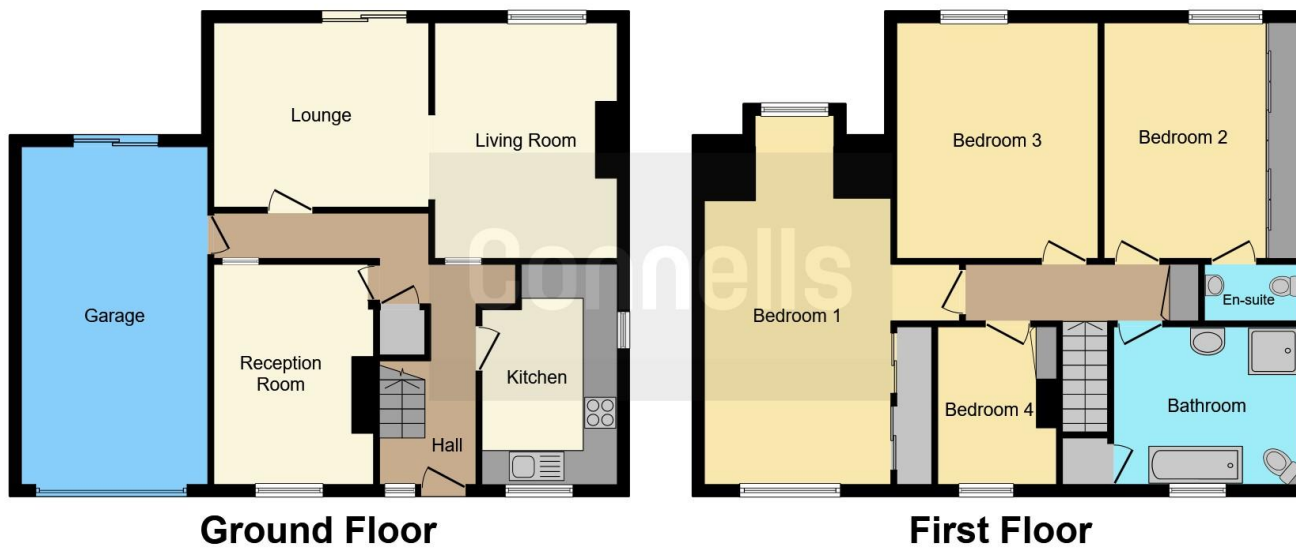
Rear:

Tiered garden with seating area, lawn, borders with shrubs and bushes, side access, double gates providing access to vehicles.

Garage

Up and over door, power, lighting and further door to rear garden.





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

To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Spring Head
 WEDNESBURY WS10 9AD

EPC Rating: E Council Tax
 Band: C

view this property online connells.co.uk/Property/WED311575



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED311575 - 0004