



**Connells**

Herberts Park Road  
Wednesbury



### Property Description

Connells Estate Agents in Wednesbury are delighted to present this beautifully presented three-bedroom family home, situated in the popular area of Darlaston and finished to a high modern standard throughout.

The ground floor offers an impressive open-plan living space, ideal for modern family living and entertaining. This spacious area provides versatile room for both lounge and dining furniture and features a stylish fully fitted kitchen complete with a central island, integrated appliances and granite worktops.

Further benefits to the ground floor include a separate utility room with an integrated washing machine and a highly convenient downstairs WC.

To the first floor, the property boasts three well-proportioned bedrooms alongside a contemporary fully tiled family bathroom featuring a corner bath and separate shower cubicle.

Externally, the property benefits from a driveway providing off-road parking to the front, while the tiered rear garden offers a generous patio area and a superb summer house with power and lighting, making it perfect for use as a home office, gym or entertaining space.

Ideally located close to local schools, amenities and excellent transport links, this fantastic home is perfectly suited to families and first-time buyers alike.

### Open Living Space:

21' 4" x 17' 1" ( 6.50m x 5.21m )  
**Lounge Area**

Having a double glazed front entrance door, a double glazed window to the front aspect, oak flooring, ceiling spotlights, radiator and door leading to the utility room.

### Kitchen/Dining Area

Being a fully fitted kitchen with a range of wall, base and drawer units with granite worktops over. Having double glazed bifold doors leading to the rear aspect, a double glazed window to the rear, stairs to the first floor, oak flooring, ceiling spotlights, a kitchen island with one and a half bowl sink with drainer, an integrated dishwasher and fridge/freezer, gas hob with cooker hood over, integrated electric oven and microwave and tiled splashbacks.

### Utility Room

8' 8" Max x 8' 2" Max ( 2.64m Max x 2.49m Max )

Having a double glazed window to the front aspect, oak flooring, ceiling light point, sink, an integrated washing machine, tiled splash backs, double glazed door to the rear garden and door to the WC.

### Wc

Having a double glazed window to the rear aspect, oak flooring, ceiling light point, part tiled walls, WC and a wash hand basin.

## First Floor

### Landing

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

### Bedroom One

11' 2" Max x 10' 6" Max extending to ( 3.40m Max x 3.20m Max extending to )  
Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

### Bedroom Two

10' 6" x 9' 6" ( 3.20m x 2.90m )  
Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

### Bedroom Three

8' 6" x 8' 2" ( 2.59m x 2.49m )

### Bathroom

Being a fully tiled bathroom with a corner bath, separate shower cubicle, WC, wash hand basin, towel radiator, ceiling spotlights, double glazed window to the rear aspect and door to the airing cupboard.

### Outside

Front:

Having a brick paved driveway providing parking for multiple vehicles and a lawn.

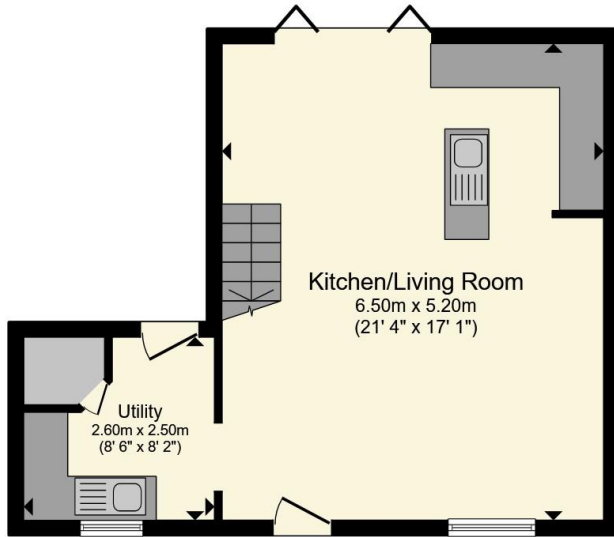
Rear:

Being a tiered rear garden having a brick paved patio, and steps leading to a lawn and access to the summer house:

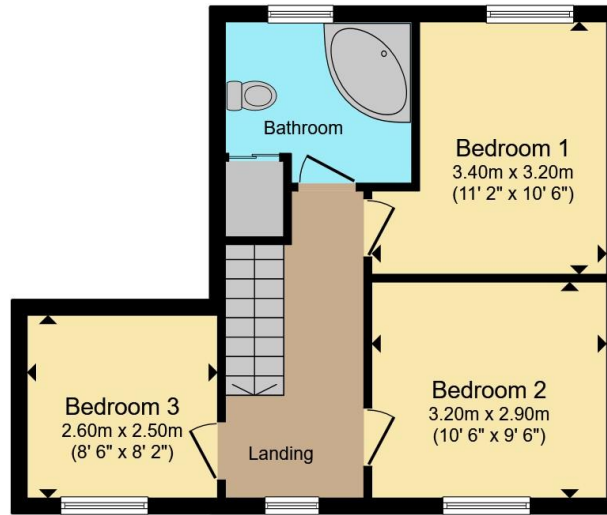
Summer House:

Having double doors for access, power and lighting.





**Ground Floor**



**First Floor**

Total floor area 81.1 m<sup>2</sup> (873 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: C Council Tax  
Band: C

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Tenure: Freehold



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