



Connells

Holden Road
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are delighted to present this beautiful and distinctive three bedroom home, ideally situated on a popular residential road. Brimming with character and charming features throughout, this property must be viewed to be fully appreciated.

The ground floor offers a welcoming dining room to the front, enhanced by a striking bay window that fills the space with natural light. To the rear, a cosy lounge features a log burner and French doors opening onto the rear garden, creating a perfect space for relaxing or entertaining. The spacious galley-style kitchen is well equipped with ample storage and leads through to a useful utility room with plumbing for appliances.

Upstairs, the property boasts three well proportioned bedrooms along with a modern family bathroom.

Additional benefits include a cellar, providing extra storage or potential for further use.

Externally, the property enjoys a beautifully landscaped rear garden with a decked seating area, ideal for outdoor dining. To the front, there is a driveway offering off-road parking and access to the garage.

Conveniently located within walking distance of the town centre, as well as excellent train and metro links and a selection of local schools, this home is perfectly positioned for both commuters and families alike.

Ground Floor

Porch

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

Hallway

Having doors leading to the dining room and lounge.

Dining Room

14' 1" Max x 11' Max (4.29m Max x 3.35m Max)

Having a double glazed bay window to the front aspect, carpeted flooring, ceiling light point, wall lights and fire place with surround.

Lounge

14' 6" x 13' 1" (4.42m x 3.99m)

Having double glazed french doors to the rear aspect, laminate flooring, ceiling light point, wall lights, radiator and log burner. Doors from the lounge give access to the stairs and kitchen.

Kitchen

13' 1" x 8' 2" (3.99m x 2.49m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having tiled flooring and part tiled walls, a sink with drainer, an electric hob with cooker hood over, a double electric oven, an integrated fridge/freezer, radiator, ceiling spotlights, and door leading to the rear hallway.

Rear Hallway

Having doors leading to the rear garden and utility room.

Utility Room

5' 7" x 3' 11" (1.70m x 1.19m)

Previously a downstairs WC, plumbing for utilities, sink, ceiling light point and a radiator.

Cellar

12' 6" x 11' (3.81m x 3.35m)

First Floor

Landing

Having doors leading to the bedrooms, bathroom and storage cupboard.

Bedroom One

14' 8" x 12' 2" (4.47m x 3.71m)

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

Bedroom Two

18' 9" x 7' 10" (5.71m x 2.39m)

Having double glazed windows to the front and rear aspects, carpeted flooring ceiling light point and two radiators.

Bedroom Three

9' 10" x 8' 9" (3.00m x 2.67m)

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, WC, sink, bidet, laminate flooring, part tiled walls and a ceiling light point.

Outside

Front::

Having a driveway providing off road parking.

Rear:

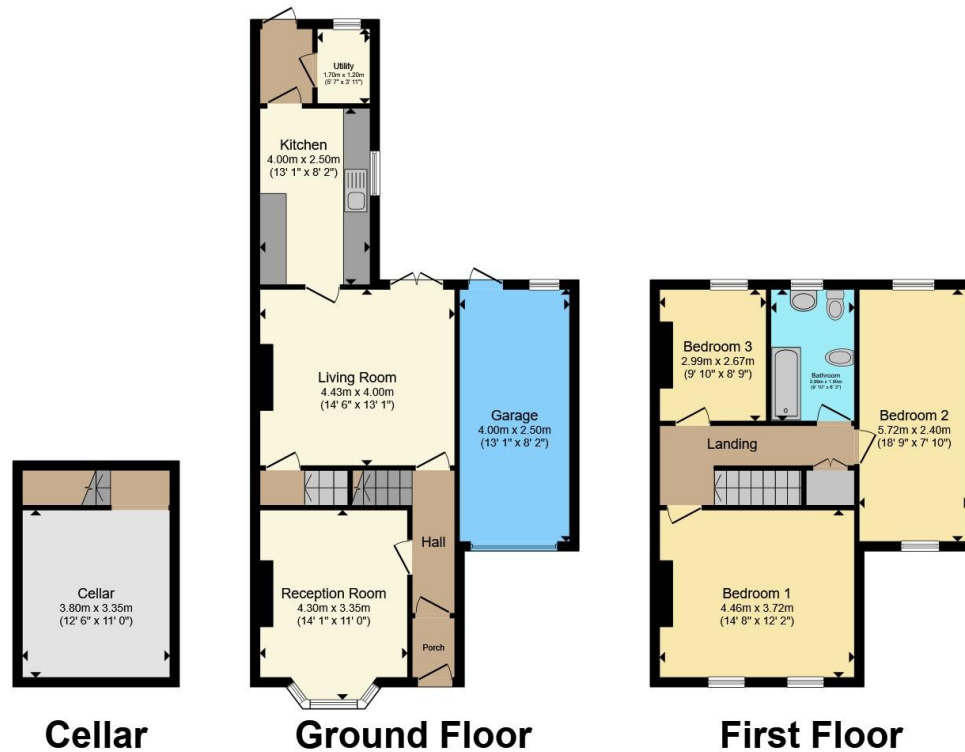
Being a landscaped mature rear garden with patio, lawn, borders containing plants and bushes and a decked seating area.

Garage

13' 1" x 8' 2" (3.99m x 2.49m)

Having an up and over door to the front, power, light and door to the rear leading to the garden.





Total floor area 138.8 m² (1,495 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



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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/WED312224

Tenure: Freehold



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