



Connells

Hales Road
WEDNESBURY



Property Description

Connells Estate Agents in Wednesbury are delighted to present this beautifully maintained three-bedroom family home, situated on a popular and convenient estate in Wednesbury. This property offers a wonderful blend of comfortable living and practical design, perfect for growing families.

The ground floor is thoughtfully laid out, beginning with a practical porch leading into a welcoming lounge featuring a stylish electric fire. The real star of this level is the generously sized, fully fitted kitchen. With abundant storage and worktop space, it's designed for busy family life, complete with plumbing for your appliances, space for a range oven, and lovely views out to the garden. A handy WC is also conveniently located on the ground floor. To the first floor to find three well-proportioned bedrooms, and a modern shower room.

Outside, the property benefits from a driveway, ensuring hassle-free parking. The substantial rear garden is a fantastic asset, featuring a delightful patio area for outdoor dining, a well-kept lawn for children to play on, and attractive decorative borders. Side access provides practical convenience.

The location is a significant advantage, offering excellent connectivity with Junction 9 of the M6 just moments away, facilitating easy commutes and access to a wide array of amenities at the nearby retail park. Furthermore, the proximity to popular local schools makes this a desirable location.

Ground Floor

Porch

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

Hallway

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

Kitchen

20' 4" Max x 10' 10" Max (6.20m Max x 3.30m Max)
Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having two double glazed windows to the rear aspect, laminate flooring, four ceiling light points, plumbing for utilities, space for a range oven, integrated cooker hood, radiator, space for a dining table and door leading to the rear hallway.

Rear Hallway

Having a double glazed door leading to the rear garden and a door leading to the WC.

Wc

Having a window to the rear aspect, tiled flooring and part tiled walls, WC and a ceiling light point.

Lounge

14' 8" x 11' 2" (4.47m x 3.40m)
Having a double glazed window to the front aspect, electric fire, carpeted flooring, ceiling light point and a radiator.

First Floor

Landing

Having a carpeted flooring, ceiling light point, radiator and doors leading to the bedrooms and shower room.

Bedroom One

12' 10" Max x 11' 6" Max (3.91m Max x 3.51m Max)

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

Bedroom Two

14' 1" Max x 10' 10" Max (4.29m Max x 3.30m Max)

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

Bedroom Three

11' 1" Max x 8' 6" Max (3.38m Max x 2.59m Max)

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

Shower Room

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

Outside

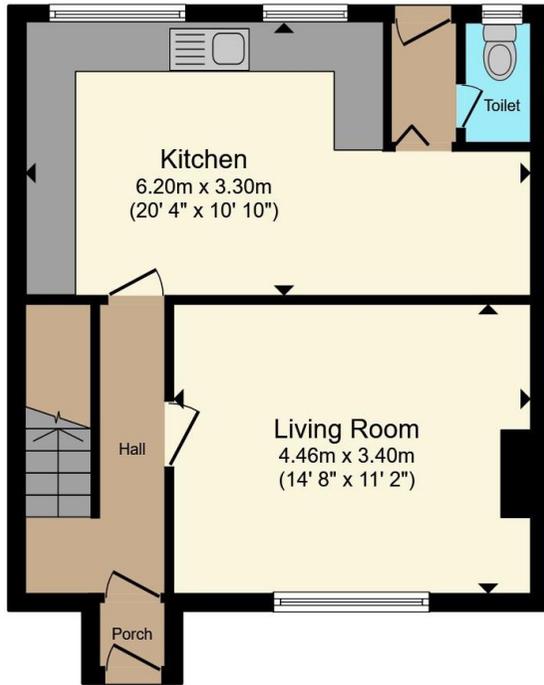
Front:

Having a brick paved driveway providing parking for multiple vehicles.

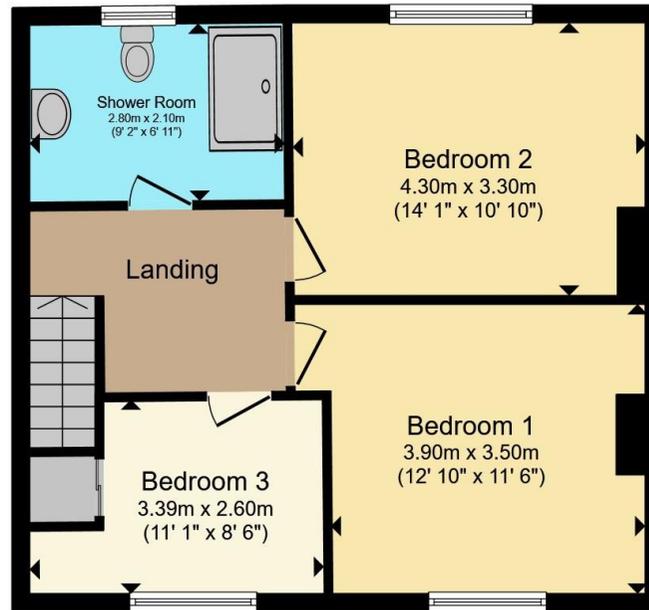
Rear:

Having a block paved patio, lawn, decorative boarders and side access to the front of the property.





Ground Floor



First Floor

Total floor area 94.7 m² (1,019 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: C Council Tax Band: A

Tenure: Freehold

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