



**Connells**

Short Street  
Wednesbury



### Property Description

Nancy - when I have all the documents to hand is when itConnells are extremely pleased to offer an EXCITING AND RARE OPPORTUNITY to purchase this beautifully presented, three bedroom DETACHED home in Wednesbury.

This immaculate family home welcomes you in with a spacious hallway, with doors leading to the lounge and kitchen. This beautiful, homely kitchen, is a larger than average kitchen diner with space for all appliances creating the perfect space for family living and with patio doors leading to the much desired conservatory, this really makes it a bright open space. To the front of the property is a spacious lounge with a featured fire place, again, making it a perfect family space.

To the first floor the property gives you three good sized bedrooms & a modern family bathroom.

Externally having a low maintenance, but beautiful rear garden, with patio and lawn area. To the front of the property you can really see the potential of the plot, with ample parking, frontage and access to the garage via the service road.

### Entrance Hall

Double glazed door to side, stairs to first floor landing, radiator, wooden flooring and doors to lounge and kitchen.

### Lounge

11' 6" x 16' 5" ( 3.51m x 5.00m )  
Double glazed window to front, wooden flooring and radiator.

### Kitchen/ Diner

9' 10" max x 16' 5" ( 3.00m max x 5.00m )  
Double glazed window to rear, double glazed door to garden, double glazed sliding doors to conservatory, fitted with a range of wall and base units with work surfaces over, sink and drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine and storage cupboard.

### Conservatory

13' 1" x 8' 10" ( 3.99m x 2.69m )  
Double glazed door to rear garden.

### First Floor Landing

Loft access point, doors to bedrooms and bathroom.

### Bedroom One

10' 10" max x 9' 10" ( 3.30m max x 3.00m )  
Double glazed window to front, fitted wardrobes and radiator.

### Bedroom Two

10' 6" x 9' 10" ( 3.20m x 3.00m )  
Double glazed window to rear, built in wardrobes and radiator.

### Bedroom Three

5' 11" x 8' 1" ( 1.80m x 2.46m )  
Double glazed window to front and radiator.

### Bathroom

Double glazed window to rear, bath with shower over, vanity wash hand basin, WC, towel radiator, ceiling spotlights and tiled walls.

## Outside

### Front:

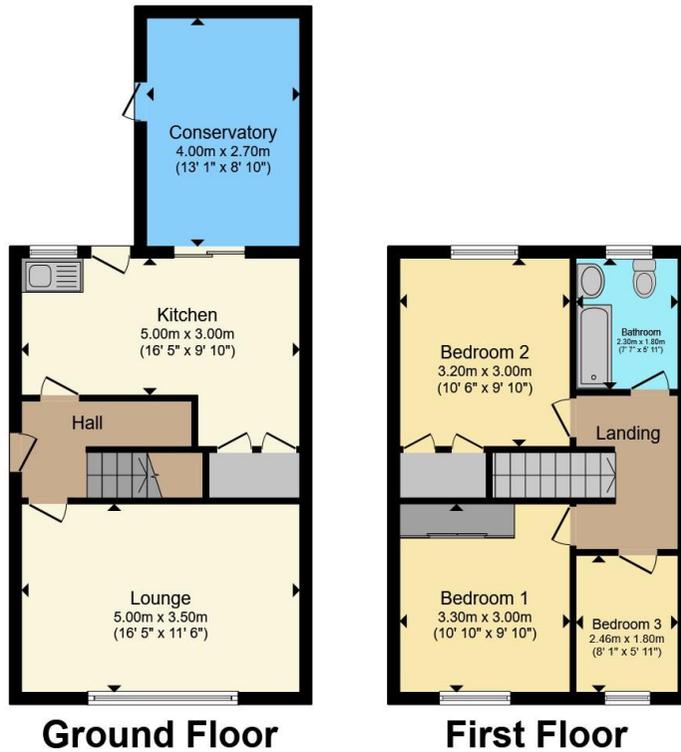
Block paved driveway and steps to front door.

### Rear:

Block paved patio, lawn, borders with shrubs and bushes, side access.

Service road to rear garage with up and over door.





Total floor area 85.8 m<sup>2</sup> (924 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: A

**view this property online [connells.co.uk/Property/WED312088](http://connells.co.uk/Property/WED312088)**

Tenure: Freehold



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