



**Connells**

Yardley Street  
Wednesbury



### Property Description

Connells Estate Agents are pleased to bring to the market this three bedroom semi detached property in Darlaston, sitting in a cul de sac location.

To the ground floor the property briefly comprises of an entrance porch leading to the entrance hallway, from here are stairs to the first floor and door to the spacious lounge. From the lounge you can access the modern kitchen with integrated appliances and breakfast island. The downstairs space also benefits from having a shower room, WC and conservatory with double doors opening out to the rear garden.

To the first floor are three good sized bedrooms and a family bathroom.

Externally the property benefits from having a driveway providing parking for multiple vehicles and a private landscaped rear garden.

The property sits in a great location to provide easy access to local schools, shops, transport links and other amenities.

### Entrance Porch

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

### Entrance Hallway

Having stairs to the first floor and door to the lounge.

### Living Room

13' 1" Max x 17' 7" Max ( 3.99m Max x 5.36m Max )

### Kitchen

9' 8" x 14' 2" ( 2.95m x 4.32m )  
Having a double glazed window to the rear aspect, fitted with a range of wall and base units with laminate work tops over, breakfast island, one and a half bowl sink drainer, splash back tiling, electric oven, gas hob with cooker hood over, plumbing for washing machine, space for appliances, tiled flooring, radiator, access to conservatory, utility/ shower room and WC.

### Shower/ Utility

Having a double glazed window to side, shower cubicle, radiator, tiled floor and space for appliances.

### W.C

Double glazed window to rear, wash hand basin, WC, radiator and tiled flooring.

### Conservatory

12' 4" x 14' 2" ( 3.76m x 4.32m )  
Double glazed windows to rear, French doors to rear garden, two radiators and tiled flooring.

### First Floor Landing

Having a double glazed window to the side aspect and doors to the bedrooms and bathrooms.

### Bedroom One

12' 7" x 9' 4" ( 3.84m x 2.84m )  
Having a double glazed window to the rear, carpeted flooring, ceiling light point and a radiator.

### **Bedroom Two**

9' 8" x 9' 4" ( 2.95m x 2.84m )

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

### **Bedroom Three**

9' 2" x 8' ( 2.79m x 2.44m )

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

### **Bathroom**

Double glazed window to front, bath, vanity wash hand basin, WC, extractor fan, radiator and wall tiling.





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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

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Tenure: Freehold



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