



Connells

Yardley Street
Wednesbury



Property Description

Connells Estate Agents are delighted to present this well-appointed three-bedroom semi-detached home, ideally situated within a quiet cul-de-sac in the popular area of Darlaston.

The ground floor accommodation briefly comprises an inviting entrance porch leading into a welcoming hallway, with stairs rising to the first floor and access to a spacious and comfortable lounge. From here, the property flows seamlessly into a modern fitted kitchen, complete with integrated appliances and a stylish breakfast island-perfect for both everyday living and entertaining. The ground floor further benefits from a convenient shower room with WC, as well as a bright conservatory featuring double doors that open onto the rear garden.

Upstairs, the property offers three generously sized bedrooms along with a well-presented family bathroom.

Externally, the home boasts a driveway providing off-road parking for multiple vehicles, alongside a private, landscaped rear garden-ideal for relaxation and outdoor enjoyment.

Located in a highly convenient setting, the property provides excellent access to a range of local schools, shops, transport links, and other essential 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

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EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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