



Connells

Rooth Street
Wednesbury

Rooth Street Wednesbury WS10 9QP

for sale offers over
£280,000



Property Description

Fall head over heels for this extraordinary executive home that's so much more than just bricks and mortar - it's a love story waiting to unfold!

The ground floor is a symphony of functionality and style - two magnificent reception rooms that invite warmth and connection, a kitchen that will make your culinary dreams come alive, and a utility room so spacious it'll make organization feel like a delightful adventure. The family bathroom adds that perfect touch of convenience and comfort.

Climb the stairs to discover two generously proportioned double bedrooms on the first floor, each promising personal sanctuary and tranquility. The stunning family bathroom feels like a private spa retreat, promising relaxation and rejuvenation.

The second floor unveils two additional bedrooms, offering endless possibilities for growing families, home offices, or creative spaces that reflect your unique lifestyle.

But wait, there's more! The external location is a dream come true - nestled on a sought-after road with effortless access to the M6, junction 9 retail park, and top-tier local schools. The meticulously landscaped, low-maintenance rear garden is your personal oasis, while the bonus cellar adds that extra touch of versatility.

Ground Floor

Entrance Hallway

Having an entrance door to the side aspect, stairs leading to the first floor and cellar, doors leading to the front reception room and the lounge.

Reception Room

11' 9" x 14' 7" (3.58m x 4.45m)

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

Lounge

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

Having a double glazed window to the rear aspect, laminate flooring, ceiling light point, radiator and door leading to the lobby.

Lobby

Having doors leading to the garden, kitchen and side passage.

Kitchen

9' 8" x 13' 1" (2.95m x 3.99m)

Being a fully fitted kitchen with a range of wall, base and drawer units with wooden worktops over. Having a double glazed window to the side aspect, sink, electric oven, gas hob, cooker hood, plumbing for a dishwasher, space for appliances and door to the rear hallway.

Rear Hallway

Having doors leading to the bathroom and utility room.

Downstairs Bathroom

Having a double glazed window to the side aspect, tiled flooring, part tiled walls, ceiling light point, bath with shower over, WC, wash hand basin and a radiator.

Utility Room

9' 1" x 10' 1" (2.77m x 3.07m)

Having wall and base units with laminate worktops over, plumbing for utilities, ceiling light point and double glazed doors leading to the rear garden.

First Floor

Landing

Having doors leading to bedrooms 1,3 and the family bathroom.

Bedroom One

15' 6" x 12' 4" (4.72m x 3.76m)

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

Bedroom Three

11' 2" x 8' 8" (3.40m x 2.64m)

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

Second Floor

Bedroom Two

15' 7" x 7' 8" (4.75m x 2.34m)

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

Bedroom Four

11' 9" x 9' 1" (3.58m x 2.77m)

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

Outside

Having a block paved patio and artificial lawn.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





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: B

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Tenure: Freehold



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