



Connells

Charlotte Road
Wednesbury

Charlotte Road Wednesbury WS10 7NF

for sale offers over
£325,000



Property Description

Connells Estate Agents are delighted to present this exceptional three-bedroom semi-detached family home, occupying an enviable corner plot in a cul de sac. Beautifully enhanced by the current owners, this stunning property offers spacious and versatile accommodation throughout,

Upon entering, you are welcomed by a stylish open-plan L-shaped living space, designed perfectly for modern family life.. The heart of the home is the impressive fitted kitchen, featuring elegant granite worktops, an abundance of storage, and a central island providing additional workspace and storage. This superb social space seamlessly incorporates generous living and dining areas, with French doors opening onto the rear garden and allowing plenty of natural light to flood the room.

Further enhancing the ground floor is a separate spacious lounge, complete with a charming log burner set within an attractive brick surround. Double doors provide direct access to the garden, further connecting indoor and outdoor living.

To the first floor, the property boasts three well-proportioned bedrooms and a beautifully appointed family bathroom, finished to a high standard with full-height tiling, a luxurious freestanding roll-top bath, and a separate walk-in shower cubicle.

Externally, this property truly stands apart from others in the area. Occupying a substantial corner plot, it benefits from an unusually large wrap-around garden offering a wonderful combination of lawned and patio areas.

Ground Floor

Kitchen/Living Area

23' Max x 20' 8" Max (7.01m Max x 6.30m Max)

An 'L' shaped social space with space for

dining and relaxing, currently used as a play room, the social space with vaulted ceiling could be used as a home office or cozy snug.

Kitchen Area

Being a fully fitted kitchen with a range of wall, base and drawer units with granite work tops over. Having a double glazed front entrance door and double glazed window to the front aspect, integrated dishwasher, pan soft close drawers, osmosis water filter tap, plumbing for utilities, space for appliances, cooker hood, laminate flooring, sink with drainer, kitchen island with extra storage, ceiling light point. door to the lounge and stairs to the first floor.

Living Area

Having double glazed french doors to the side aspect leading to the garden, and double glazed windows to the front and side aspects, an under stairs storage cupboard, laminate flooring, two ceiling light points, radiator and under stairs storage cupboard.

Lounge

20' x 11' 6" (6.10m x 3.51m)

Having double glazed french doors leading to the rear garden and double glazed window to the rear aspect, carpeted flooring, two ceiling light points, radiator and log burner with brick surround.

Landing

Having doors leading to the bedrooms, bathroom and storage cupboard, carpeted flooring, ceiling light point and a radiator.

Bedroom One

14' 9" x 10' 6" (4.50m x 3.20m)

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

Bedroom Two

11' 10" x 10' 2" (3.61m x 3.10m)

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

Bedroom Three

10' 6" x 9' 2" (3.20m x 2.79m)

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

Bathroom

Being a fully tiled modern fitted bathroom. Having a double glazed window to the front aspect, free standing roll top bath, WC, wash hand basin, separate shower cubicle, ceiling light point and a radiator.

Outside

Front:

Having a brick paved driveway providing parking for multiple vehicles.

Rear Garden:

Sitting on a large corner plot, the wrap around garden with mostly turfed with patio providing a seating area, a gate to the side gives access to the front of the property.

Loft Space

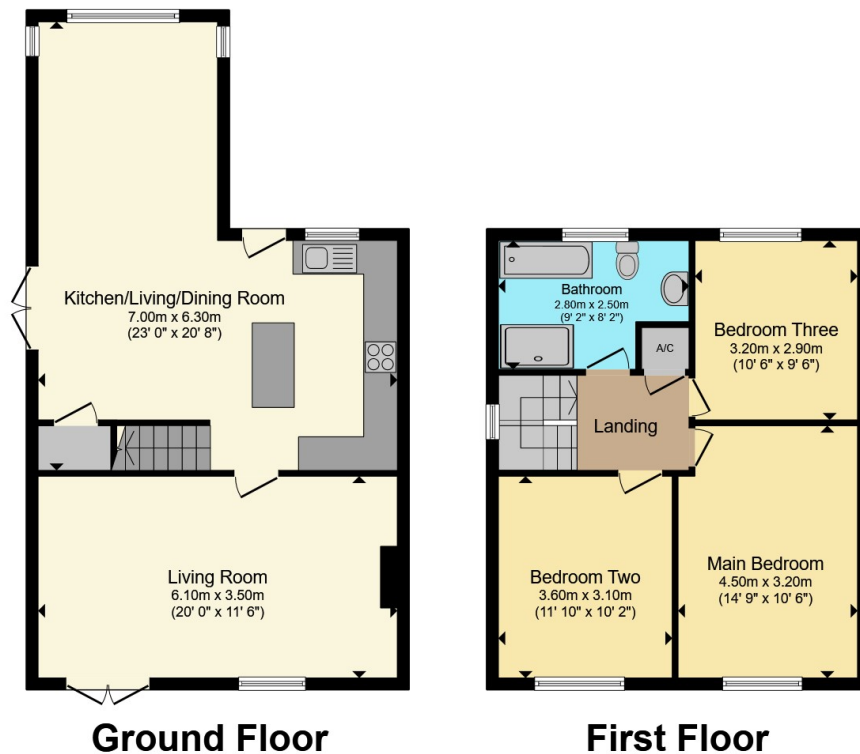
Being a boarded loft creating ample storage, having a double glazed velux window, power, lighting and two velux windows.

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."





Total floor area 112.3 m² (1,209 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

Connells



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22 Spring Head
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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/WED312411

Tenure: Freehold



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