



£315,000  
 WS10 0BQ  
 Wednesbury  
 Chestnut Road



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# Chestnut Road

## Wednesbury, WS10 0BQ

A beautifully presented 3-bedroom detached home with capacious accommodation throughout, situated in a sought after location, within walking distance of local amenities and schools. Internally, this excellent family home includes a large through lounge, leading into a secondary sitting room, with French doors into the garden. An extended fitted kitchen, equipped with modern appliances throughout as well as further benefiting from downstairs WC, with wash hand basin and low level WC.

To the first floor are three double bedrooms, with the master benefitting from a bay window. The spacious family bathroom offers a bath with mixer taps plus shower over, low level WC and wash hand basin with tiling to splash prone areas.

To the rear, the garden is beautifully presented and of a considerable size secluded and not over looked, with a block paved patio area, private lawn, plus detached garage. Furthermore, the property benefits from double glazing and central heating throughout. As well as being modernized over the years to the highest of standards, this property is not one to be missed!



### Ground Floor

#### Entrance Porch

Having double glazed door unit and windows to front elevation, central heating boiler and tiled flooring.

#### Entrance Hall

12' 11" x 5' 09" (3.94m x 1.75m) Having a double glazed door unit and window to front elevation, under stairs cupboard, laminate flooring, radiator, telephone point and ceiling light point.

#### Cloakroom

Having a double glazed window to the side elevation, low level WC, wash hand basin, tiling to splash prone areas, tiled flooring and ceiling light point.

#### Lounge

27' 0" x 10' 09" (8.23m x 3.28m) Having a double glazed bay window to front elevation, double glazed French doors to the rear elevation, gas feature fireplace with decorative surround, radiators, TV point, ceiling light points and carpet.

#### Dining Room

9' 03" x 8' 11" (2.82m x 2.72m) Having a double glazed window to the rear elevation, double glazed French doors to the side elevation, radiator, TV point, sunken spotlights, ceiling light point and tiled flooring.

#### Kitchen

20' 02" x 6' 11" (6.15m x 2.11m) Having a double glazed window to the rear elevation, double glazed door unit to the side elevation, a range of wall, base and drawer units with complimentary work surface over, stainless steel sink/drain, tiling to splash prone areas, integrated gas hob and electric oven with cooker hood over, plumbing for a dishwasher, integrated dishwasher and fridge/freezer, sunken spotlights, radiator and tiled flooring.

### First Floor

#### Landing

7' 03" x 6' 09" (2.21m x 2.06m) Having a double glazed window to the side elevation, stairs from the entrance hall, carpet, loft access, and ceiling light point.

#### Bedroom One

13' 05" x 9' 11" (4.09m x 3.02m) Having a double-glazed bay window to the front elevation, ceiling light point, carpet, radiator, and TV point.

#### Bedroom Two

10' 05" x 11' 0" (3.17m x 3.35m) Having a double-glazed window to the rear elevation, built in wardrobes, ceiling light point, carpet, TV point and radiator.

#### Bedroom Three

9' 02" x 6' 08" (2.79m x 2.03m) Having double-glazed bow window to front elevation, ceiling light point, carpet, TV point, and radiator.

#### Bathroom

Having a double-glazed window to rear elevation, bath with mixer taps plus shower over, Vanity, low level WC, tiling to splash prone areas, radiator, extractor fan, ceiling light point, and tiled flooring.

#### Outside

#### Detached Garage

25' 11" x 7' 06" (7.90m x 2.29m) Having Up & Over doors to the front elevation, door unit to side elevation & double glazed window to the rear elevation.