



**Connells**

Ceramic Close  
WEDNESBURY

# Ceramic Close WEDNESBURY WS10 8WG

for sale offers in excess of  
**£310,000**



## Property Description

Connells Estate Agents are pleased to market for sale this well-presented three bedroom detached property, ideally situated on a popular modern development.

To the ground floor, the property benefits from a spacious and tastefully decorated lounge, a convenient downstairs WC and a beautifully fitted modern kitchen. The kitchen features Velux windows allowing plenty of natural light, integrated appliances, space for dining and doors leading directly out to the rear garden.

To the first floor are three good sized bedrooms, along with a modern family bathroom benefiting from both a bath and separate shower cubicle.

Outside, the property offers off-road parking to the front, while the private rear garden provides a patio area and a pleasant space for outdoor entertaining and relaxation.

An ideal family home, this property offers modern accommodation throughout and should be viewed to be fully appreciated.

## Ground Floor

### Entrance Hallway

Having a double glazed front entrance door, laminate flooring, ceiling light point, radiator and doors leading to the lounge, WC and kitchen/diner. Stairs from the hallway give access to the first floor.

## Lounge

14' 9" x 10' 2" ( 4.50m x 3.10m )

Having a double glazed front entrance door, carpeted flooring, ceiling light point and a radiator.

## Wc

Having a double glazed window to the front entrance, laminate flooring, WC, wash hand basin, ceiling light point and a radiator.

## Kitchen/Diner

17' 9" x 11' 2" ( 5.41m x 3.40m )

Being an fully fitted open plan kitchen/diner with a range of wall, base and drawer units with laminate work tops over. Having a double glazed window and four velux windows to the rear aspect, a double electric oven, gas hob with cooker hood over, integrated washing machine, dishwasher and fridge/freezer, ceiling spot lights, a one and a half bowl sink with drainer, laminate flooring, under stairs storage cupboard and double glazed french doors giving access to the rear garden.

## First Floor

### Landing

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

## Bedroom One

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

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

## Bedroom Two

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.

## Bedroom Three

8' 6" x 6' 7" ( 2.59m x 2.01m )

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

## Bathroom

Having a double glazed window to the front aspect, bath, shower cubicle,, WC, wash hand basin with vanity, ceiling light point, radiator, tiled walls and vinyl flooring.

## Outside

Front:

Having a tarmac driveway to the side aspect, lawn to the front and path leading to the front door.

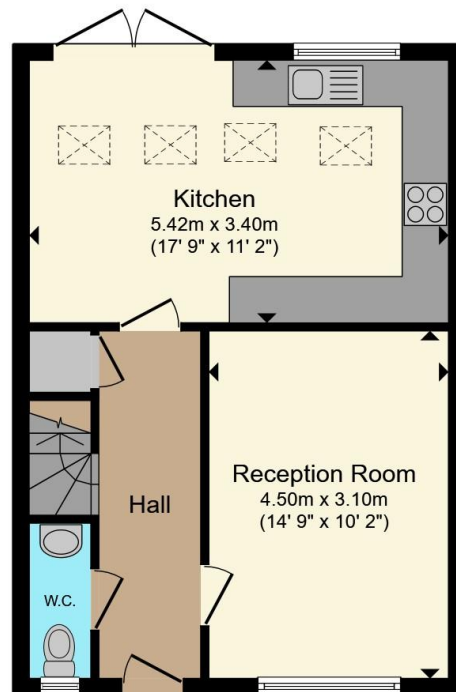
Rear:

Having a block paved patio, lawn and side access to the front of the property.

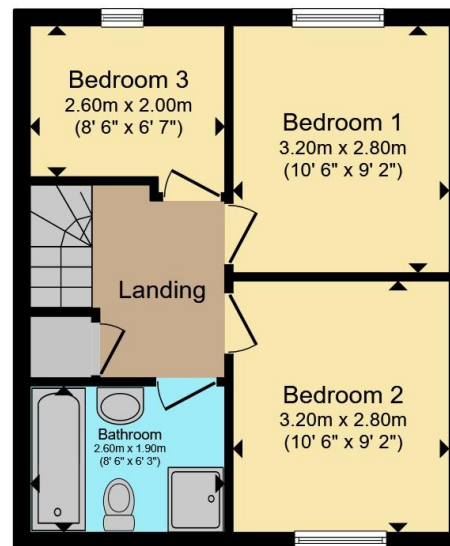








**Ground Floor**



**First Floor**

Total floor area 78.9 m<sup>2</sup> (849 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](http://www.propertybox.io)



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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WED312592](http://connells.co.uk/Property/WED312592)**



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