



Woodend Road, Fallings Park, Wolverhampton

Offers In Region Of £225,000

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## Woodend Road, Fallings Park, Wolverhampton

**Lee Cooke Personal Estate Agents** proudly presents this traditional semi-detached home located on the ever-popular Woodend Road, just a stone's throw from highly regarded schools and excellent shopping facilities.

Externally, the property enjoys an ample off-road parking area to the front, leading into an entrance porch and then the welcoming entrance hall. From here, you'll find access to the dining room, lounge, and fitted breakfast kitchen.

Upstairs, the first floor offers three bedrooms and a fitted bathroom. To the rear, there is a pleasant garden and a detached garage (with limited vehicle access).

### Location & Area:

Woodend Road is renowned for its proximity to sought-after schools, popular shopping at Wednesfield and Bentley Bridge Retail Park, and the New Cross Hospital. Excellent transport links are also close at hand, with easy access to the M54 and M6 motorways, making this an ideal spot for families and commuters alike.







### **Entrance Porch**

Having a door and window to the front, with a further door and window leading into the entrance hall.

### **Entrance Hall**

Accessed via the porch, with stairs leading to the first-floor landing, storage cupboard, central heating radiator, and doors to various rooms.

### **Lounge – 12'9" into bay x 10'5" into recess**

Featuring a double-glazed bay window to the front, gas fire with surround, central heating radiator, and an opening leading into the dining room.









**Dining Room – 11'4" x 10'6" into recess**

With double-glazed patio doors opening onto the rear garden, an opening to the lounge, door to the hall, and a central heating radiator.

**Breakfast Kitchen**

Fitted with a range of wall and base units with roll-top work surfaces and a breakfast bar. Includes a gas hob, oven, extractor, single drainer sink, tiled floor, part-tiled walls, and feature radiator. Double-glazed window overlooking the rear garden, double-glazed door to rear access, and door to the hall.

**First-Floor Landing**

With a double-glazed window to the side, doors to various rooms, and stairs to the ground floor.

**Bedroom One – 11'0" x 10'7"**

Double-glazed window to the rear, central heating radiator, and door to landing.

**Bedroom Two – 14'0" into bay x 10'6" into recess**

Double-glazed bay window to the front, central heating radiator, and door to landing.

**Bedroom Three – 6'8" x 6'0"**

Double-glazed window to the front, central heating radiator, and door to landing.

**Family Bathroom**

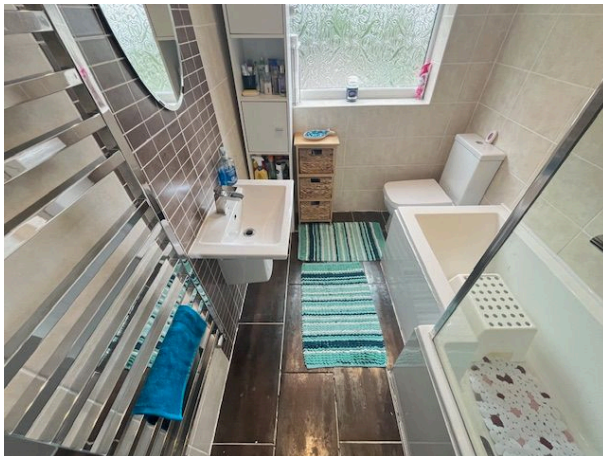
Fitted with a suite comprising low flush WC, panel bath, and wall-mounted washbasin. Tiled floor, heated towel rail, double-glazed window to the rear, and door to the first-floor landing.

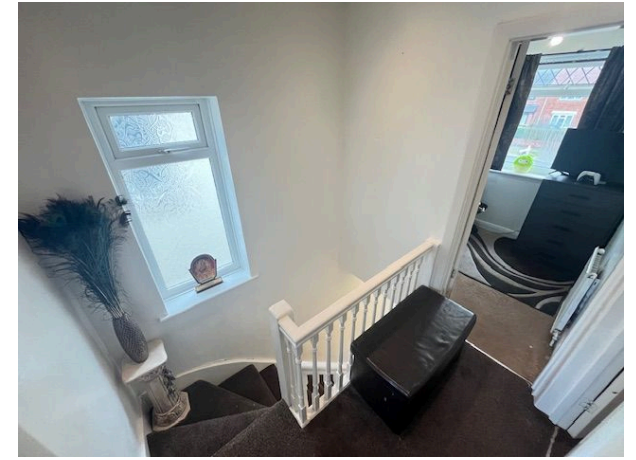
**Front Garden**

Concrete off-road parking area, garage to the front, and gated access to the rear garden.

**Rear Garden**

Paved patio area, lawn, panel fencing, and gated access to the front.





### **Detached Garage**

Please note: The detached garage has no current vehicle access due to an overgrown shared right of way to the rear. It features an up-and-over door to rear access, plus a door and window to the garden area.





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