



**Connells**

School Avenue  
Wednesfield Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this three bedroom semi detached modern style family property. This property sits in a popular location and would be perfect buy to investor or families. Internally the property is in immaculate condition and viewings is highly recommended.

Internally there is an entrance hall, downstairs wc, modern fitted kitchen diner, large open plan lounge with double french doors to rear garden. Upstairs there are three generously proportioned bedrooms and family bathroom. Externally the front is a courtyard style frontage with an enclosed rear garden with side gated access leading to a double length driveway.

### The Location & Area

Situated on the recently built Wards Bridge Gardens which offers fantastic commuting access to the M6 and M54 motorways. New Cross Hospital and the ever popular Bentley Bridge shopping development is relatively close by. This home has NHBC warranty also remaining.

### Entrance Hall

Double glazed door to front, doors to various rooms, central heating radiator.

### Kitchen

11' 3" x 7' 7" ( 3.43m x 2.31m )

A range of wall and base units with roll top work surfaces, stainless steel drainer sink, space for fridge freezer, integrated appliances to including gas hob, electric oven, washing machine, space for dining table, central heating radiator, door to entrance hall.

### Downstairs Wc

Double glazed window to side, pedestal sink, low flush toilet, central heating radiator, extractor fan, door to entrance hall.

### Lounge

14' 4" x 14' 4" ( 4.37m x 4.37m )

Door to entrance hall, central heating radiator, two double glazed french doors leading to the rear.



### First Floor Landing

Loft access, doors to various rooms.

### Bedroom One

7' 8" x 12' ( 2.34m x 3.66m )

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

### Bedroom Two

7' 8" x 13' 4" ( 2.34m x 4.06m )

Double glazed window to rear, TV aerial, fitted wardrobes, central heating radiator, door to landing.

### Bedroom Three

9' 1" x 6' 2" ( 2.77m x 1.88m )

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

### Family Bathroom

Panelled bath with mixer shower, low flush toilet, pedestal sink, spotlights, extractor fan, door to landing.

### Outside Front

Paved pathway with small courtyard style garden.

### Outside Rear

Large paved patio area, artificial grass, rear gated access leading to a double length tarmac driveway with a dropped kerb.







To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

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