



**Connells**

Cannock Road  
Westcroft Wolverhampton





### Property Description

Connells Award winning estate agents in Wolverhampton is offering for sale this fantastic and highly deceptive updated traditional semi-detached home situated in the ever popular area of Westcroft.

Externally the home has a large frontage providing ample off road parking and a pleasant rear garden backing onto farm land fields. Internally this wonderful home has an entrance porch, spacious lounge, fantastic entertainment kitchen diner with adjoining utility and ground floor guest wc, feature conservatory. The first floor has a selection of three bedrooms and a fitted family bathroom.

### Location And Area

Situated in the ever popular area of Westcroft which offers fantastic commuting access to the M54 and M6 motorways, popular schooling can be found nearby and shopping can be found within Wednesfield, Cannock, Penkridge and the ever popular Bentley Bridge Retail Park. New Cross Hospital and the i54 commercial development is also relatively close by. Doctors, dentists and public houses are also within close proximity.

### Entrance Porch

Door to front access, double glazed window to front, door to hall, feature tiled window shelving.

### Lounge

18' 8" x 13' max ( 5.69m x 3.96m max )

Stairs to first floor landing, double glazed window to front, door to entrance hall, double glazed door to conservatory, door to entertainment kitchen diner, fire with surround, feature part panelled walls.

### Entertainment Kitchen Diner

19' x 8' ( 5.79m x 2.44m )

Double glazed window to front, double glazed door to utility, door to lounge, double glazed french doors to rear, fantastic selection of fitted wall and base units with roll top work surfaces, integrated belfast sink, spotlights to ceiling, tiled floor and part tiled walls, central heated radiator.

### Ground Floor Guest Wc

Low flush toilet, wash hand basin, double glazed window to rear, spotlights to ceilings, door to utility.

### Utility

12' 5" x 3' 6" ( 3.78m x 1.07m )

Double glazed door to side, double glazed window, double glazed door leading to entertainment kitchen diner, door to guest wc, plumbing for washing machine.



## Conservatory

13' 8" x 9' 2" ( 4.17m x 2.79m )

Double glazed patio doors leading to rear, double glazed door leading to lounge, double glazed window overlooking the rear garden, central heated radiator.

## First Floor Landing

Stairs leading to the lounge area, double glazed window to rear, loft access, doors to various rooms.

## Bedroom One

13' 2" x 11' 1" ( 4.01m x 3.38m )

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

## Bedroom Two

11' 3" x 7' 9" ( 3.43m x 2.36m )

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

## Bedroom Three

10' x 7' 4" ( 3.05m x 2.24m )

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

## Family Bathroom

Double glazed window to rear, fitted suite with a low flush toilet, panelled bath with fitted screen, pedestal wash basin, tiled floor part tiled walls, heated towel rail, spotlights to ceiling, extractor fan and door to first floor landing.

## Outside Front

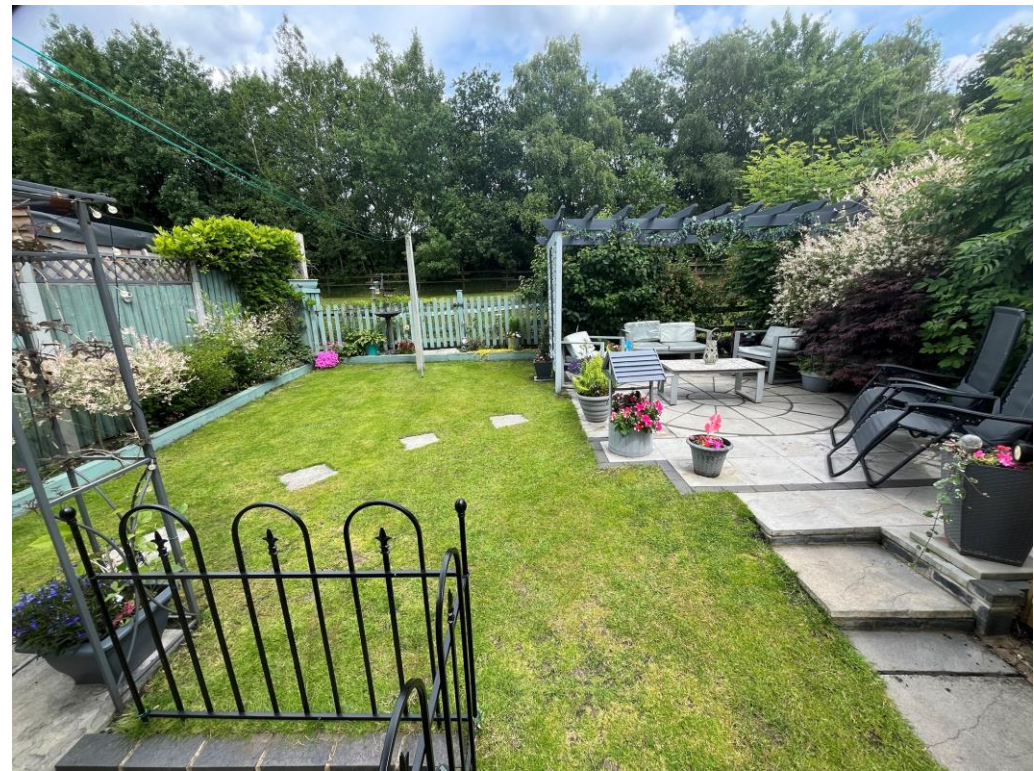
Large frontage with a spacious gravelled/pebbled area to front, wooden built fence with a gate and stepping stones to the main entrance and a selection of tree's, plants and shrubs and bordering hedges with a shared drive right of way.

## Outside Rear

Pleasant garden backing onto farm land, wooden built shed, gate to front access, selection of trees, plants and shrubs, paved patio area, stepping stones.

## Agents Note

Lee Cooke senior local director at Connells, recommends viewing to appreciate the internal condition on this wonderful family home.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH326360](http://connells.co.uk/Property/WVH326360)**

Tenure: Freehold



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Property Ref: WVH326360 - 0005