



**Connells**

Deyncourt Road  
Wednesfield Wolverhampton



### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this fantastic modern extended detached family home situated on the ever popular Deyncourt Road.

Externally this property has a large frontage providing ample off road parking and a garage as well as a pleasant and enclosed rear garden which requires viewing to appreciate. Internally the property has an entrance hall, fitted alarm system, generous lounge with separate open plan entertainment dining/ sitting area, refitted kitchen and adjoining utility, a selection of three bedrooms, two with en-suites and a further family bathroom.

For further details please contact Connells of Wolverhampton.

### Location And Area

Situated on the ever popular Deyncourt Road which leads to Prestwood Road West with further links to the M54 and M6 motorways. Popular schooling, doctors, dentists and shopping can be found nearby which also includes Wednesfield and Bentley Bridge Retail Park.

### Entrance Hall

Double glazed door to front access, stairs to first floor landing, door to lounge, central heated radiator, fitted alarm system.

### Lounge

15' 8" into bay x 12' 4" ( 4.78m into bay x 3.76m )

Double glazed bay window to front, fire with surround, door to hall, door to entertainment dining area, coved ceiling, storage cupboard.

### Entertainment Dining Area

15' 9" x 9' ( 4.80m x 2.74m )

Double glazed patio doors to rear, double glazed window to rear, door to kitchen, door to lounge, central heated radiator, coved ceiling.

### Kitchen

12' 2" x 7' 7" ( 3.71m x 2.31m )

Double glazed door to side access, double glazed window to rear, door to utility, door to dining/ sitting room. A fantastic selection of refitted wall and base units with square edge work surfaces, integrated Bosch appliances which include, dishwasher, double oven, hob, fridge and freezer and microwave, one and a half drainer sink unit, under unit floor heating, central heated radiator, carousel integrated unit storage.

### Utility

7' 8" x 5' ( 2.34m x 1.52m )

Door to garage, door to kitchen, base units with square top work surfaces, sink unit, extractor fan, central heated radiator, integrated Bosch washer and dryer.

### First Floor Landing

Doors to various rooms, stairs leading to the ground floor, central heating thermostat.

### Bedroom One

17' 3" max narrowing to 14' 3" min x 7' 8" ( 5.26m max narrowing to 4.34m min x 2.34m )

Double glazed window to front, fitted wardrobe, central heated radiator, coved ceiling, aerial point, wall mounted thermostatic control system, door to en-suite, door to first floor landing

### En-Suite

Double glazed window to front, door to bedroom one, storage cupboard, panelled bath with fitted shower and screen, wall mounted mirror with storage, wash basin set in a vanity unit, low flush toilet, tiled walls, tiled flooring, heated towel rail, underfloor heating, loft access with access boards and ladders.

### Bedroom Two

14' into wardrobe x 9' ( 4.27m into wardrobe x 2.74m )

Double glazed window to front, door to en-suite, built in wardrobe, drawer set with dresser, central heated radiator, door to landing, coved ceilings, loft access with floor boarding.

### En-Suite

Underfloor heating, tiled floor, tiled walls, door to bedroom two, double glazed window to rear, walk in shower area, wash basin set in a vanity unit, low flush toilet, extractor fan, thermostatic wall mounted control system.

### Bedroom Three

10' into wardrobe x 8' 9" ( 3.05m into wardrobe x 2.67m )

Double glazed window to rear, central heated radiator, door to landing, built in wardrobe with side tables.

### Family Bathroom

Double glazed window to rear, door to landing, fitted suite with a panelled bath, fitted shower and screen, low flush toilet, pedestal wash basin, central heated radiator, part tiled walls.

### Outside Front

Block paved off road parking, gate to rear access, lawned area.

### Outside Rear

Water tap, selection of tree's, plant's and shrubs, wall lighting, security lighting, outside power point, gate to front access, lawned area with shed.

### Garage

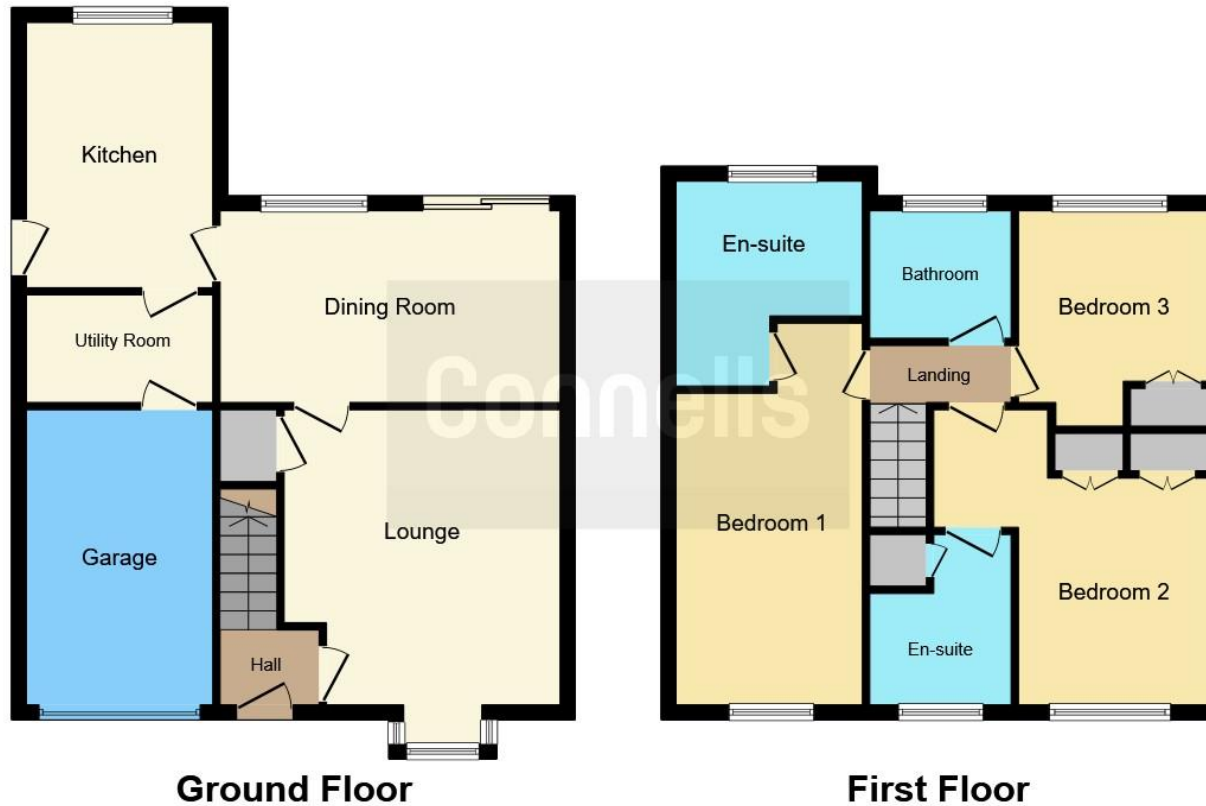
16' 9" x 8' 2" ( 5.11m x 2.49m )

Up and over door to front, lighting, door to utility, wall mounted boiler.









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.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH326174](http://connells.co.uk/Property/WVH326174)**

Tenure: Freehold



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