



**Connells**

Prestwood Road  
Wednesfield Wolverhampton

# Prestwood Road Wednesfield Wolverhampton WV11 1RH

for sale offers in excess of  
**£315,000**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented and highly receptive detached family home.

Externally the property has large frontage providing ample off road parking and a spacious garage to side. One of the many features of this property is the large rear garden with detached wooden built summer house.

Internally the property has a spacious lounge and entertainment dining kitchen, conservatory, utility, three bedrooms plus attic area (ideal for conversion to bedroom four) and a fitted family bathroom.

For further details please contact Connells.

## Location And Area

Situated on the ever popular Prestwood Road which is conveniently located for Wednesfield and Bentley Bridge Retail Park. Wolverhampton University, New Cross Hospital, the M54 and M6 motorways are also conveniently located nearby as well as popular schooling, doctors, dentists and public houses,

## Entrance Hall

Double glazed door to front, laminate floor, central heated radiator, stairs to landing, door to lounge.

## Lounge

15' 5" max x 13' 9" min narrowing to 12' 5" (4.70m max x 4.19m min narrowing to 3.78m)

Double glazed window to front, laminate floor, fire surround, door to hall, french doors to the entertainment kitchen diner, central heated radiator.

## Entertainment Kitchen Diner

18' 7" x 9' 7" ( 5.66m x 2.92m )

Stable style door leading to the side utility, french doors to the lounge, double glazed patio doors to the conservatory, selection of fitted wall and base units with wooden work tops, single drainer sink unit, part brick effect tiled walls, integrated fridge, integrated dishwasher, spotlights to ceiling, double oven with extractor hood and hob, laminate flooring.

## Conservatory

12' 4" x 7' 4" ( 3.76m x 2.24m )

Double glazed french doors to rear, double glazed windows overlooking the rear garden, wall heater, laminate floor, double glazed patio door to leading to the entertainment kitchen diner.

## Utility

10' x 6' 3" ( 3.05m x 1.91m )

Door to garage, double glazed patio doors to rear access, stable style door to the entertainment kitchen diner, wall and base units with wooden work tops, single drainer sink unit.

## First Floor Landing

Loft access with pull down ladders, stairs to ground floor, double glazed fire escape window to side, doors to various rooms.

## Bedroom One

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

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

## Bedroom Two

12' 2" x 9' 1" ( 3.71m x 2.77m )

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

## Bedroom Three

7' 6" x 7' 1" ( 2.29m x 2.16m )

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

## Family Bathroom

Double glazed window to rear, panelled bath, vanity wash hand basin, Low flush wc, tiled walls and tiled floor.

## Attic Area

18' 5" x 11' with restricted head height (5.61m x 3.35m with restricted head height )

Ideal for conversion to bedroom four. Two double glazed skylights to rear, Internet point, loft access with pull down ladders leading to the landing, wall storage areas.

## Outside Front

Brick built entry wall, cobbled ample off road parking area to front with a gate leading to side access, selection of trees, plants and shrubs, wall lighting.

## Outside Rear

Viewing is highly recommended. Large rear garden with entertainment patio area, spacious lower level lawned area, external power point, two greenhouses, wooden shed, selection of trees, plants and shrubs, water tap, dual gated access to front, vegetable plot and stepping stones.

## Detached Summer House

9' 4" x 9' 4" ( 2.84m x 2.84m )

Open entertainment canopy to front, double glazed french doors to front, internal lighting, log burner, window to side, laminate flooring.

## Garage

16' 4" x 10' 6" ( 4.98m x 3.20m )

Up and over door to front access, double glazed window to side, door to utility, storage cupboard, 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

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH327523](http://connells.co.uk/Property/WVH327523)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH327523 - 0006