



**Connells**

Duckhouse Road  
Wednesfield Wolverhampton



# Duckhouse Road Wednesfield Wolverhampton WV11 3AE

for sale offers over  
**£200,000**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this CHAIN FREE traditional semi detached home situated in a popular location close to Linthouse Lane. For further details please contact Connells.

Externally this home has off road parking and pleasant rear garden with garage to side. Internally there is an entrance hall, lounge, dining room, fitted kitchen, utility and guest wc. The first floor has a selection of three bedrooms and shower room.

## The Location & Area

Situated on Duckhouse Road which is conveniently located for road links which includes Linthouse Lane. The M6 and M54 motorways is also relatively close by along with New Cross hospital, Bentley Bridge retail and Wednesfield. Doctors, dentist, public houses and eateries are also nearby.

## Entrance Porch

Door to front access, door to hall.

## Entrance Hall

Door to entrance porch, central heating radiator, laminate floor, stairs to landing, storage cupboard, doors to various rooms.

## Guest Wc

Double glazed window to rear, door to utility, low flush toilet, tiled floor, door to entrance hall.

## Utility

Wall and base units with stainless steel sink, door to rear garden, doors to various rooms, tiled flooring.

## Lounge

15' into bay x 11' 7" into recess ( 4.57m into bay x 3.53m into recess )

Double glazed bay window to front, archway to dining room, gas fire, door to entrance hall.

## Dining Room

10' 1" x 9' 7" ( 3.07m x 2.92m )

Double glazed patio doors to rear, archway to lounge, central heating radiator, serving hatch, opening to kitchen.

## Kitchen

10' 1" x 8' ( 3.07m x 2.44m )

Double glazed window to rear, door to side, door to entrance hall, wall and base unit with roll top work surfaces, serving hatch, tiled floor, part tiled walls, sink unit, central heating radiator, electric hob, oven and extractor, opening to dining room.



## First Floor Landing

Double glazed window to side, airing cupboard, stairs to ground floor, loft access, doors to various rooms.

## Bedroom One

10' 8" into wardrobe x 15' 6" into bay ( 3.25m into wardrobe x 4.72m into bay )

Double glazed bay window to front, central heating radiator, built-in wardrobe, door to first floor landing.

## Bedroom Two

11' 8" x 10' 3" ( 3.56m x 3.12m )

Double glazed window to rear, central heating radiator, built-in wardrobe, door to first floor landing.

## Bedroom Three

8' 1" x 7' into wardrobe ( 2.46m x 2.13m into wardrobe )

Double glazed window to front, central heating radiator, built-in wardrobe, door to first floor landing.

## Shower Room

Double glazed window to rear, low flush toilet, wall mounted wash basin, walk-in shower area. heated towel radiator, tiled floor, tiled walls, door to first floor landing.

## Loft Area

Having a large loft area which is access is by a spring downward opening hatch and fitted fold down spring wooden ladder.

## Outside Front

Off road parking to front.

## Outside Rear

Paved patio area, lawned area, trees, plants and shrubs.

## Garage

16' 2" x 7' 5" ( 4.93m x 2.26m )

Double opening doors to front access, door to utility, lighting.















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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH327264](https://www.connells.co.uk/Property/WVH327264)**



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