



Connells

Milton Road
Fallings Park/ New Cross Wolverhampton



Property Description

A rare opportunity to purchase a characterful and highly deceptive period cottage which requires viewing to fully appreciate. For further details on this unique please contact the Award Winning Connells Wolverhampton.

Externally this property has off road parking, 30ft garage to side, pleasant rear garden and 30ft detached outbuilding (ideal for annex conversion or home office). Internally there is a dining room, lounge, fitted kitchen, ground floor bathroom. Set over the first and second floors are a fantastic selection of five spacious bedrooms, further family bathroom and attic study area.

The Location & Area

Situated just a stone's throw away from New Cross hospital and Bentley Bridge retail park. Milton Road is also close to popular schooling, doctors, dentist, pubic house with eateries. Further shopping can be found within Wolverhampton City centre. The M54 and M6 motorways are also nearby.

Dining Room

12' 2" x 12' 3" (3.71m x 3.73m)

Double glazed feature composite door to front access, double glazed window to front, french doors to lounge, laminate floor, fire surround, central heating radiator.

Lounge

12' x 15' 9" (3.66m x 4.80m)

Door to inner hall, french doors to kitchen, french doors to dining room, gas fire with fitted surround, central heating radiator, laminate floor.

Inner Hall

Stairs to first floor landing, door to lounge.

Kitchen

10' 5" x 11' 6" (3.17m x 3.51m)

Two double glazed windows to rear, double glazed door to rear, doors to various rooms, wall and base units with roll top work surfaces, one and half drainer sink unit, spotlights to ceiling, part tiled walls, plumbing for washing machine, access to ground floor bathroom,

Ground Floor Bathroom

Double glazed window to side, panelled bath, low flush toilet, pedestal wash basin, tiled floor, central heating radiator, door to kitchen.



First Floor Landing

Doors with stairs leading to attic accommodation, doors to various rooms, stairs to ground floor.

Bedroom One

15' x 15' 3" (4.57m x 4.65m)

Two double glazed windows to front, central heating radiator, door to first floor landing.

Bedroom Two

12' 2" x 12' 3" into recess (3.71m x 3.73m into recess)

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

Bedroom Three

13' x 15' (3.96m x 4.57m)

Two double glazed windows to rear, two central heating radiators, door to first floor landing.

Bedroom Four

9' x 9' (2.74m x 2.74m)

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

Family Bathroom

Double glazed window to side, refitted suite with a panelled bath with fitted shower and screen, pedestal wash basin, low flush toilet, tiled walls, heated towel rail, door to first floor landing.

Second Floor

Bedroom Five

15' x 18' 5" (4.57m x 5.61m)

With restricted head height. Door to attic study area, double glazed skylight to rear.

Attic Study Area/ Landing

17' 7" x 11' 9" (5.36m x 3.58m)

Double glazed skylight to rear, central heating radiator, stairs to first floor landing, door to Bedroom Five.

Outside Front

Brick built entry wall with wrought iron fencing, gated access, further double gated access leading to block paved off road parking area, wall lighting, open canopy.

Outside Rear

Block paved entertainment patio area, decked area, lawned area, panelled fences.

Garage

30' x 15' 2" max narrowing to 11' 4" (9.14m x 4.62m max narrowing to 3.45m)

THIS AREA HAS CONVERSION OPPORTUNITIES & REQUIRES VIEWING TO FULLY APPRECIATE. Double opening gates to front, drive through access with further double opening gates leading to rear garden.

Detached Outbuilding

29' x 12' (8.84m x 3.66m)

Double opening gates to rear garden area, further gates access leading to main garage with drive through access. Three windows to rear, lighting. This area also has conversion potential and requires viewing to appreciate.

Agents Note

The Vendor advises Connells that the property was originally a detached family and stated on the deeds. Please confirm this with your Solicitor before incurring any costs. Please take advise regarding the attic areas and usage of those rooms.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVH326682



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