



Connells

Gatcombe Close
Old Hall Park Wolverhampton



Property Description

Here is your chance to purchase a beautifully presented modern semi-detached home situated on the ever sought after Moseley Parklands Estate which is conveniently located for the M54 and M6 motorways.

Externally this home has ample block paved parking to front, side store with utility and ground floor guest wc, one of the many feature of this property is the pleasant rear garden with feature decked area and detached entertainment bar area to the rear of the property.

Internally there is an entrance hall, lounge, fitted kitchen, two bedrooms and a fitted family bathroom.

For further details please contact the Award Winning Connells in Wolverhampton.

Location And Area

Situated on the ever sought after Moseley Parklands Estate which is conveniently located for the M54, M6 motorways, i54 Commercial Development, Nuffield Health Club, there is a fantastic selection of local shopping nearby within the area of Penkrige, Wolverhampton, Wednesfield and Bentley Bridge Retail Park. Popular schools, doctors, dentists and public houses are also within close proximity.

Entrance Hall

Double glazed door to front access, meter cupboard, stairs to first floor landing, laminate floor, central heated radiator, door to lounge.

Lounge

14' 4" x 9' 8" (4.37m x 2.95m)

Double glazed bow window to front, door leading to hall, opening and archway with breakfast bar leading into the kitchen area, laminate flooring.

Kitchen

13' x 5' 3" (3.96m x 1.60m)

Two double glazed windows overlooking the rear garden, double glazed door to side access, opening, archway with breakfast bar over looking the lounge area, selection of fitted wall and base units with roll top worksurfaces, electric hob with extractor, part brick effect tiled walls, tiled flooring, feature radiator.

Utility And Guest Wc

Situated to the outside of the property with adjoining storage cupboard. Door to garden area, low flush toilet, space for tumble dryer, extractor fan, ceiling spotlights.



First Floor Landing

Feature glass balustrade, oak hand rails and stairs to the ground floor, doors to various rooms, double glazed window to side, loft access, airing cupboard.

Bedroom One

13' x 9' 7" max (3.96m x 2.92m max)

Double glazed window to front, door to landing.

Bedroom Two

11' x 6' 5" (3.35m x 1.96m)

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

Bathroom

Double glazed window to rear, central heated radiator, tiled floor, part tiled walls, fitted suite with a panelled bath, wash basin set in a vanity unit, low flush toilet, feature LED wall mounted mirror, door to landing.

Outside Front

Block paved off road parking to front, open canopy, gate leading to side access.

Outside Rear

VIEWING IS HIGHLY RECOMMENDED. Gate to front access, fence and gate to the rear main garden area where there is an entertainment decked area with pergola, lawned area, wall lighting, trees, plants and shrubs.

Detached Building

15' 8" x 7' 3" (4.78m x 2.21m)

VIEWING IS HIGHLY RECOMMENDED. Double glazed french doors to sitting area, feature integral log burner and double glazed window to front, Hot tub.

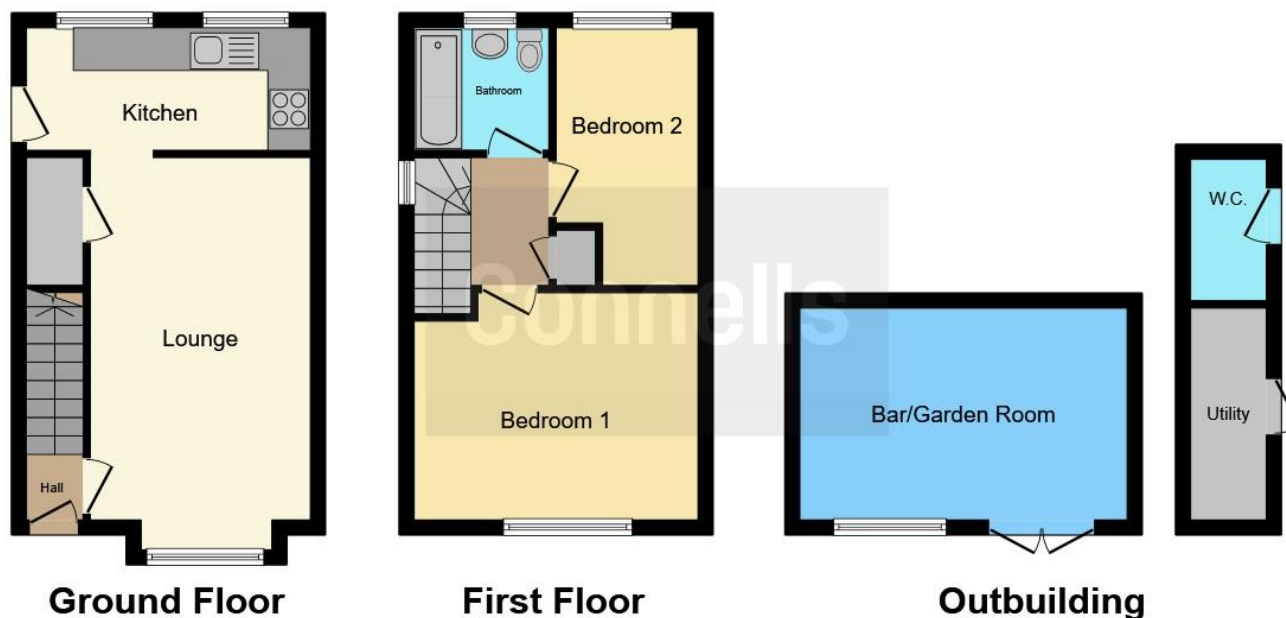
Agents Note

The current home owners have advised Connells Estate Agents that the hot tub situated to the rear part of the garden is for sale upon separate negotiations along with many internal purchase options this is to be agreed with the current home owner.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WVH326411



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