



**Connells**

Bloxwich Road South  
Willenhall





### Property Description

Connells Wolverhampton have the pleasure of brining to the market this well laid out and modern constructed four bedroom detached family property. Internally the property has been maintained to an extremely high standard and must be viewed in order to appreciate.

The property currently comprises of a modern fitted kitchen, lounge, separate dining room/potential bedroom five, downstairs wc. On the first floor there are four bedrooms and a separate family bathroom. Externally there is a well proportioned driveway area and to the rear there is a good sized enclosed low maintenance rear garden.

### Location And Area

Set just outside the periphery of Wolverhampton City centre with fantastic local commuting links, approximately half a mile away from Wolverhampton Rail Station with excellent local shopping facilities found in the form of St Johns and Bentley Bridge Retail Park. This property is ideally placed for access to the city and all the amenities it has to offer.

### Kitchen

17' 3" x 8' 8" ( 5.26m x 2.64m )

Double glazed window to front, double glazed window to side, range of wall and base units, one and a half stainless steel drainer sink, radiator, space for a washer, space for a fridge freezer, integrated oven, hob and extractor, open to the lounge.

### Lounge

19' 3" x 17' 5" ( 5.87m x 5.31m )

Double glazed window to rear, double glazed door to rear, radiator, door to dining room.

### Dining Room

16' 3" x 7' 7" ( 4.95m x 2.31m )

Double glazed window to front, radiator.

### Downstairs Wc

Double glazed window to side, low flush toilet, radiator, wash hand basin.

## First Floor Landing

Doors to various rooms.

## Bedroom One

16' 2" x 8' 9" ( 4.93m x 2.67m )

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

## Bedroom Two

11' 9" x 8' 4" ( 3.58m x 2.54m )

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

## Bedroom Three

10' 7" x 7' 7" ( 3.23m x 2.31m )

Double glazed window to rear, radiator, door to landing, fitted wardrobe.

## Bedroom Four

7' 3" x 9' 6" ( 2.21m x 2.90m )

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

## Family Bathroom

Double glazed window to side, low flush toilet, pedestal sink, radiator, shower cubicle.

## Outside Front

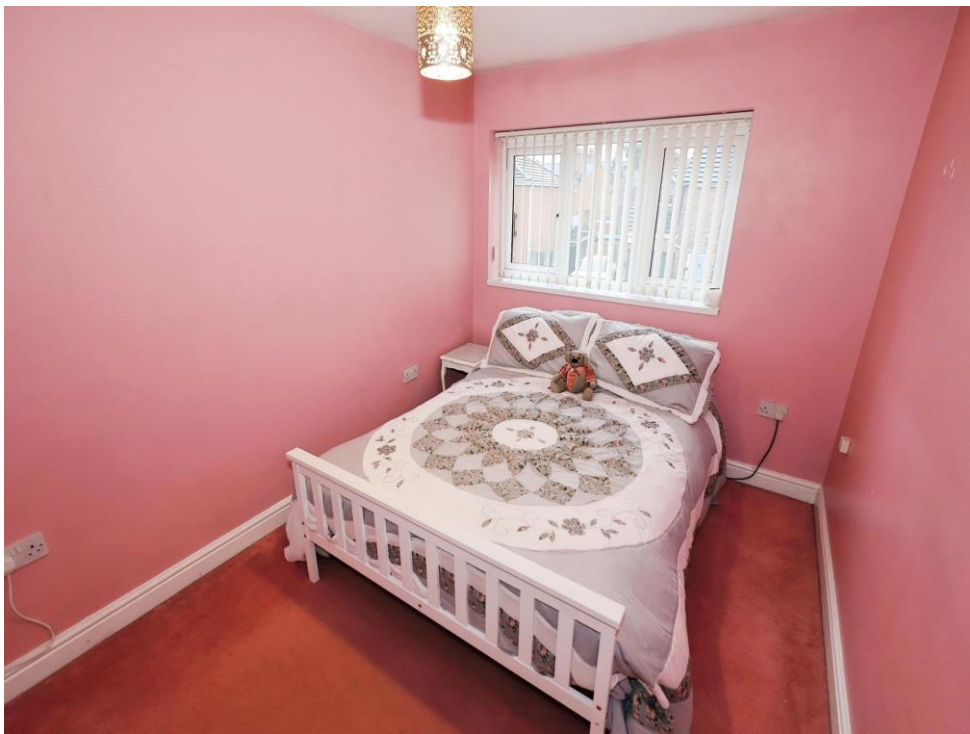
Generous off road parking.

## Outside Rear

Low maintenance enclosed rear garden.



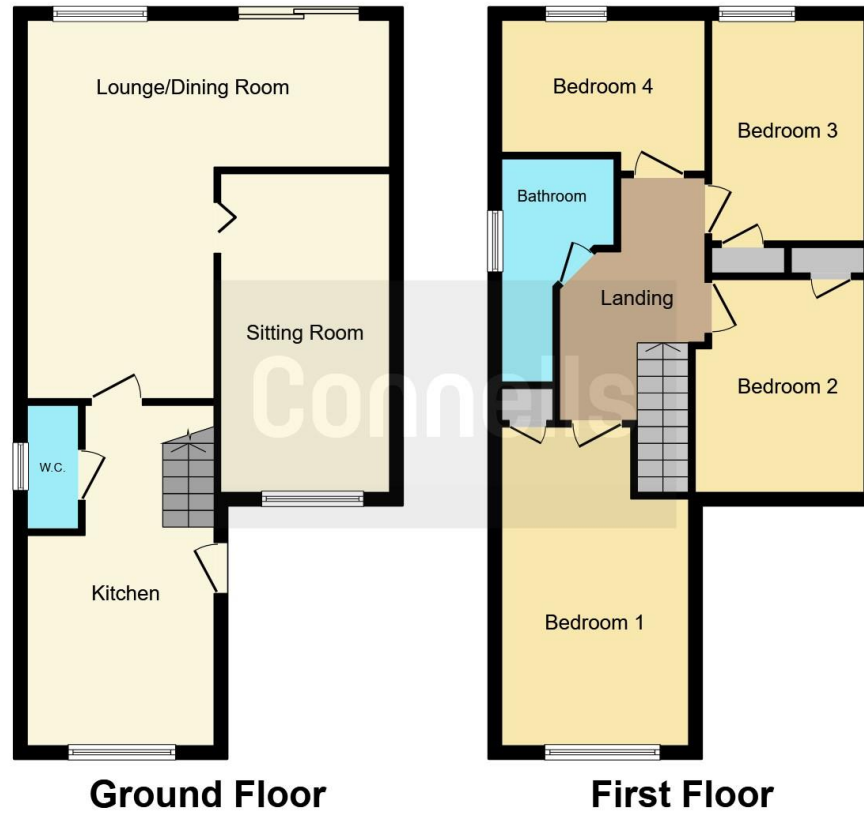












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties 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/WVH328709](http://connells.co.uk/Property/WVH328709)**

Tenure: Freehold



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