



**Connells**

Bloxwich Road South  
Willenhall



### Property Description

Connells Wolverhampton have the pleasure of bringing to the market a FOUR BEDROOM end terraced family property that is much larger than you initially think. Internally the property is exceptionally spacious throughout and MUST be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, sitting room, separate lounge, large over 24ft long entertainment style kitchen with dining area, downstairs shower room, games room to rear. On the first floor there are three double bedrooms and a family bathroom and on the second floor there is a converted loft area. Externally to the property there is a driveway, enclosed low maintenance concrete print rear garden with additional enclosed outdoor entertainment area, additionally the property has a cellar area which is ideal for storage.

This property must be viewed in order to fully appreciate the outstanding space on offer.

### 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.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Doors to various rooms, open leading to the lounge.

### Sitting Room

14' into bay x 12' 6" ( 4.27m into bay x 3.81m )

Double glazed bay window to front, radiator, feature fire place, door to entrance hall.

### Lounge

12' 5" x 16' 4" ( 3.78m x 4.98m )

Double glazed window to rear, stairs access, gas fire, radiator, door to kitchen area.

### Kitchen/ Dining Area

24' 2" x 8' 8" ( 7.37m x 2.64m )

Double glazed window and door to side, range of wall and base units, space for a dining table, space for a fridge freezer, space for a washer, space for oven, door to the downstairs shower room.

### Downstairs Shower Room

Mixer shower, radiator, low flush toilet, pedestal sink, door to games room.

### Games Room

18' 9" x 9' ( 5.71m x 2.74m )

Window to side, light and power as well as a radiator.

### First Floor Landing

Doors to various rooms.

### Bedroom One

16' 4" x 11' 9" ( 4.98m x 3.58m )

Two double glazed windows to front, radiator, fitted wardrobe, door to landing.

### Bedroom Two

12' 8" x 10' 5" ( 3.86m x 3.17m )

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

### Bedroom Three

11' 7" x 8' 8" ( 3.53m x 2.64m )

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

### Bathroom

Double glazed window to side, corner panelled bath, low flush toilet, electric shower in a cubicle, radiator, door to landing.

### Loft Area

16' 4" x 11' 9" ( 4.98m x 3.58m )

Skylight, spotlights, eves storage and stairs access to the first floor landing.

### Cellar

Large area ideal for storage.

### Outside Front

Small courtyard style garden to front, double length driveway to side with canopy over and concrete print.

### Outside Rear

Large enclosed concrete print courtyard style area with a further covered entertainment area.

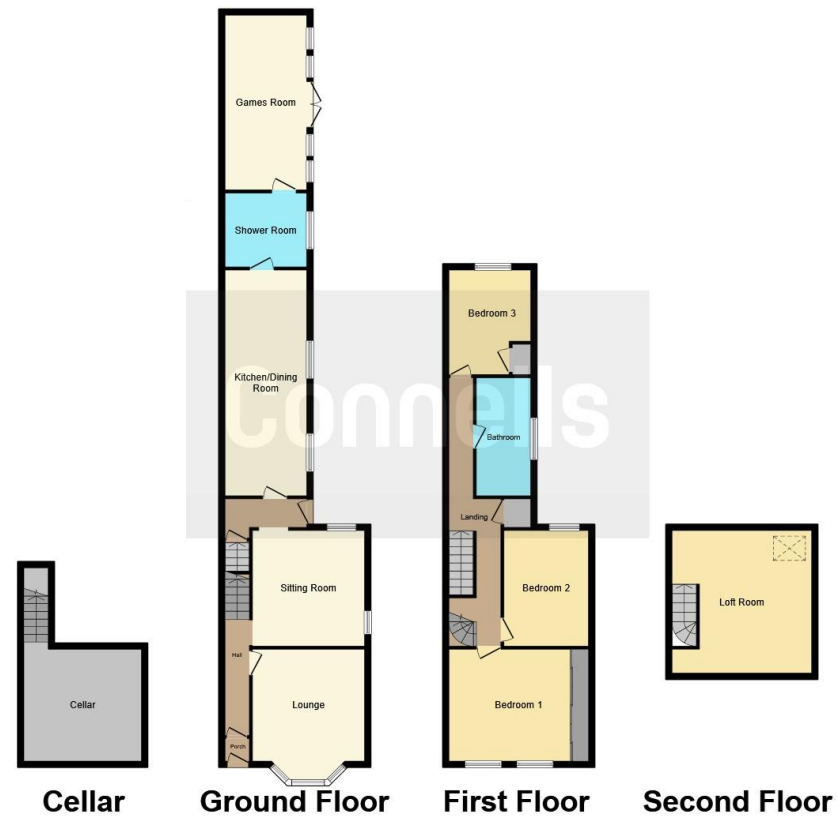
### Agents Note

Please note the vendor has advised us that prior to their ownership the property was previously underpinned please seek your own legal advice regarding this.









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/WVH328706](https://www.connells.co.uk/Property/WVH328706)**



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