



**Connells**

Guy Avenue  
Wolverhampton



### Property Description

Connells Wolverhampton have the pleasure to bring to the market this deceptively spacious and well laid out four bedroom three storey family property close to Wolverhampton City centre. Internally the property has a spacious lounge and must be viewed in order to appreciate. This property would appeal to a growing family with the generous living accommodation on offer.

The property comprises of entrance hall, large entertainment style lounge, dining room, kitchen with recently replaced boiler. To the first floor there are well proportioned bedrooms and family bathroom. To the second floor there is an additional bedroom. Externally to the front is a large driveway and a good size enclosed rear garden.

### The Location & Area

Situated on Guy Avenue which is conveniently located for main A449 Stafford Road with links the M54 and M6 motorways. The i54 commercial development, New Cross hospital, Wolverhampton City Centre and Bentley Bridge are also close by. Local shops, doctors, dentists are also nearby.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

### Lounge

15' 9" x 12' ( 4.80m x 3.66m )  
Double glazed window to front, central heating radiator, door to entrance hall, french doors to dining room.

### Dining Room

9' 4" x 11' 7" ( 2.84m x 3.53m )  
Double glazed sliding door to rear, central heating radiator, french doors to lounge, door to kitchen.

### Kitchen

9' x 11' 9" ( 2.74m x 3.58m )  
Double glazed window to rear, a range of wall and base units, oven, hob and extractor, space for fridge freezer, space for washing machine, stainless steel sink, double glazed door to rear, refitted Worcester Bosch boiler.



## First Floor Landing

Double glazed window to front, doors to various, stairs to second floor.

## Bedroom One

12' 5" x 12' ( 3.78m x 3.66m )

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

## Bedroom Two

12' 8" x 12' 3" ( 3.86m x 3.73m )

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

## Bedroom Three

9' 5" x 8' 1" ( 2.87m x 2.46m )

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

## Family Bathroom

Double glazed window to side, panelled bath with electric shower, vanity sink, low flush toilet, extractor fan, electric shower, door to first floor landing.

## Second Floor

### Bedroom Four

13' 4" max x 14' 4" ( 4.06m max x 4.37m )

With restricted head height. Glazed window to rear, stairs access, central heating radiator, storage cupboards.

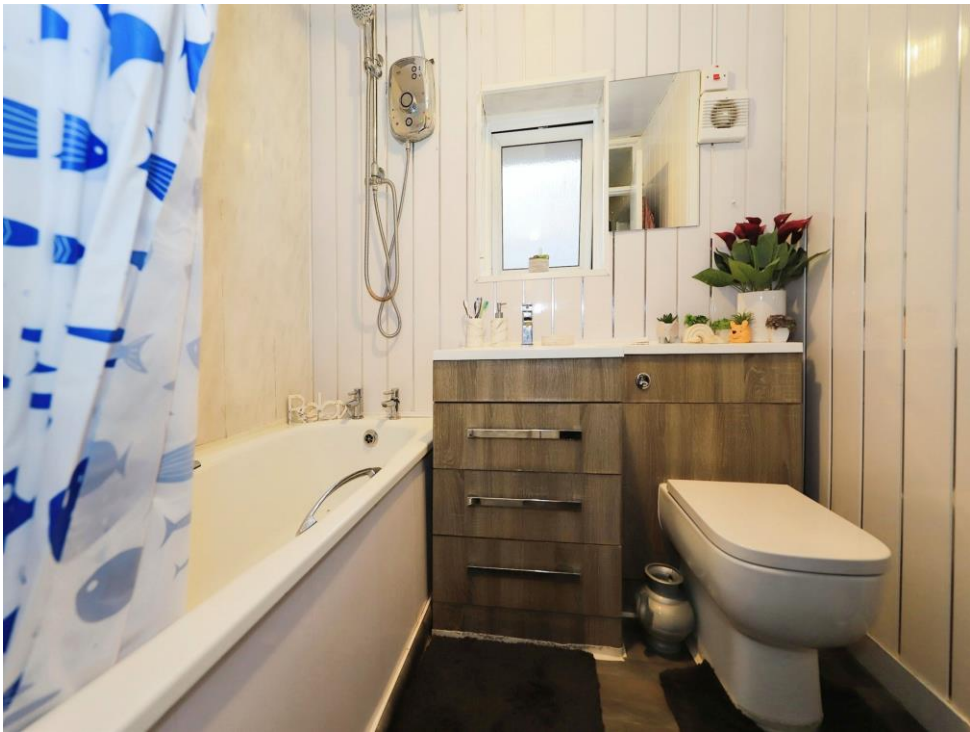
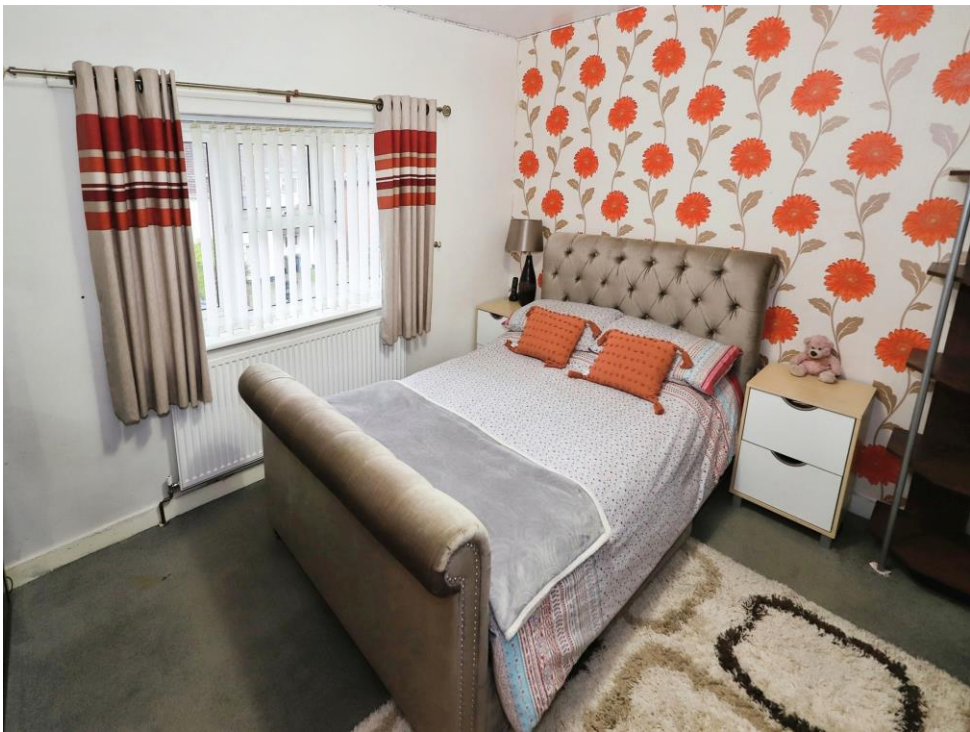
### Outside Front

Generous block paved driveway with steps to side and planter beds.

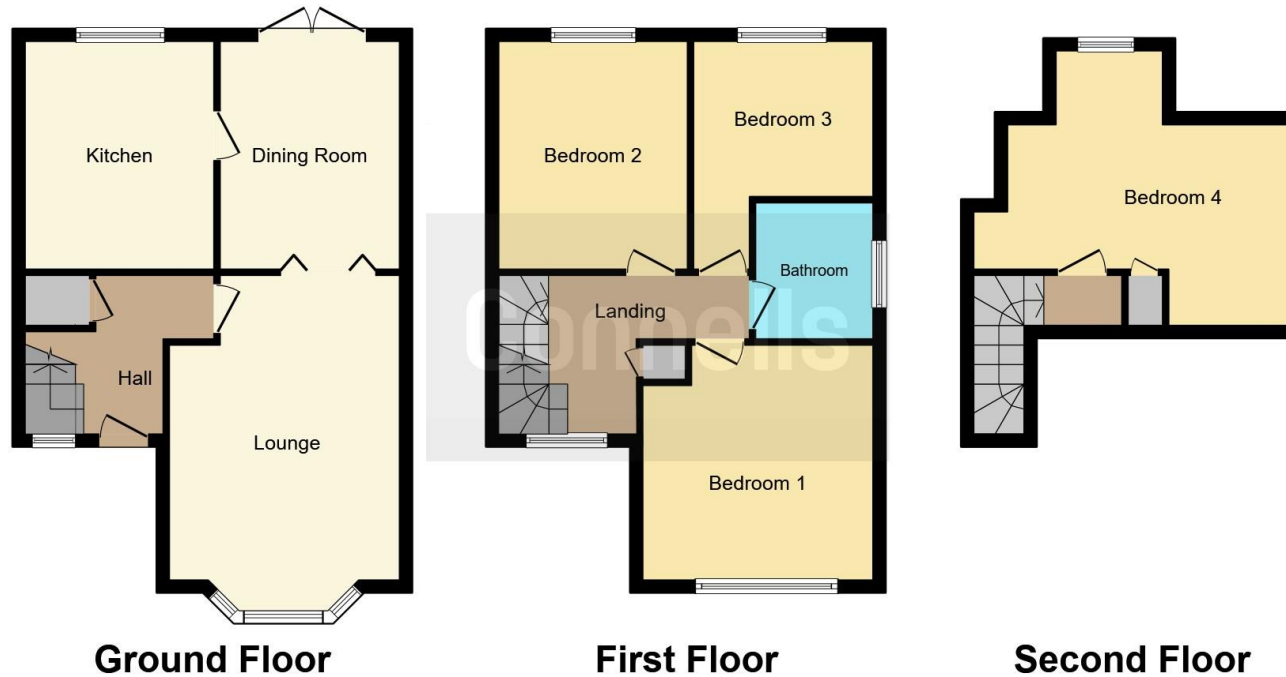
### Outside Rear

Enclosed lawned 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: D**

**view this property online [connells.co.uk/Property/WVH328744](http://connells.co.uk/Property/WVH328744)**

Tenure: Freehold



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