



Connells

Mickley Avenue
Fallings Park Wolverhampton

Mickley Avenue Fallings Park Wolverhampton WV10 9YF

for sale offers in excess of
£340,000



Property Description

Connells Wolverhampton have the pleasure to bring to the market this deceptively spacious and well laid out double fronted detached four bedroom family property. Internally the property has a fantastic layout and must be viewed in order to appreciate.

The property comprises large entrance hall, downstairs wc, 22ft entertainment style lounge, dining room, modern fitted kitchen and utility. Heading up to the first floor there are four generous bedrooms, stunning ensuite shower room and family bathroom. Externally there is a double detached garage (ideal for annex conversion or studio apartment subject to necessary consents), large driveway to front and enclosed rear garden.

The Location & Area

Situated within the area of Fallings Park close to Wednesfield which offers fantastic commuting access to the Cannock Road with links to the M54 and M6 motorways. Popular shopping can be found nearby and further shopping can be found within Bentley Bridge and Wednesfield shopping areas. New Cross hospital is also relatively close by.

Entrance Hall

Double glazed door to front, doors to various room, wooden flooring, stairs to first floor landing.

Downstairs Wc

Double glazed window to front, central heating radiator, wash hand basin, door to entrance hall.

Entertainment Lounge

21' 1" x 11' 7" (6.43m x 3.53m)

Double glazed window to front, central heating radiator, wooden floor, door to entrance hall, french doors to rear.

Dining Room

11' 5" x 9' 6" (3.48m x 2.90m)

Double glazed window to front, central heating radiator, open to kitchen.

Kitchen

10' 4" x 12' 9" (3.15m x 3.89m)

Double glazed window to rear, a range of wall and base units, one and half stainless steel drainer sink, five ring gas burner, integrated oven, hob and extractor, space for dishwasher, central heating radiator, door to utility.

Utility

6' 6" x 6' 3" (1.98m x 1.91m)

Double glazed window to rear, inset sink, space for washing machine, space for tumble dryer.



First Floor Landing

Doors to various rooms.

Bedroom One

12' 5" x 13' 3" (3.78m x 4.04m)

Two double glazed windows to rear, central heating radiator, door to first floor landing, door to en-suite.

En-Suite

Double glazed window to rear, electric shower in a cubicle, vanity sink, low flush toilet, central heating radiator, extractor fan, door to Bedroom One.

Bedroom Two

9' 4" x 11' (2.84m x 3.35m)

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

Bedroom Three

9' 5" x 10' 8" (2.87m x 3.25m)

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

Bedroom Four

12' 6" x 10' 9" (3.81m x 3.28m)

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

Family Bathroom

Two double glazed windows to front, low flush toilet, pedestal sink, central heating radiator. bath with waterfall mixer shower and screen, door to first floor landing.

Outside Front

Large lawned area, large tarmac driveway to side, side access.

Double Detached Garage

16' 6" x 16' 8" (5.03m x 5.08m)

Two up and over doors to front, door to rear garden.

Outside Rear

Large lawned rear garden with a range of panelled fences.

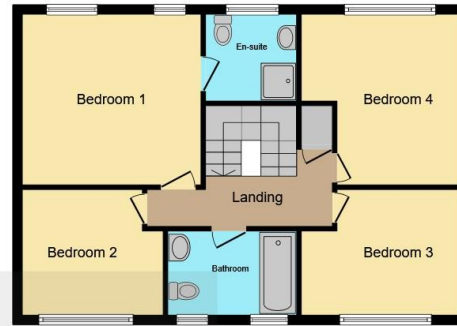




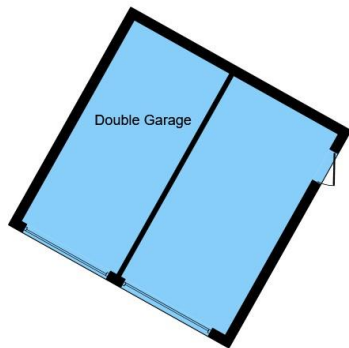




Ground Floor



First Floor



Garage



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/WVH328848

Tenure: Freehold



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