



**Connells**

Ikon Avenue  
Whitmore Reans Wolverhampton



### Property Description

Connells Wolverhampton have the pleasure of brining to the market this chain free and well presented five bedroom detached family property in a cul-de-sac location. The property has a fantastic layout and is deceptively spacious. Internal viewing is highly recommended in order to fully appreciate the fantastic lay out of this property.

The property comprises of entrance hall, downstairs wc, large entertainment style lounge, modern fitted kitchen diner, french doors to rear garden, on the first floor there are three well proportioned bedrooms one with en-suite shower room, separate family bathroom. On the top floor there are two generously proportioned bedrooms both with en-suite shower rooms. Externally to the property there are three allocated parking spaced as well as additional communal parking spaces, side gated access and an enclosed rear garden.

### Location And Area

Set to the north west of Wolverhampton City centre with easy access to the A449 Stafford Road and access to the M54 and adjoining M6 motorway. Being within close proximity to Wolverhampton City centre train station and tram stop and within walking distance of West Park. Conveniently located for Wolverhampton Girl High school and Heath Park secondary school, both having Outstanding Ofsted ratings.

### Entrance Hall

Double glazed door to front, door to lounge, door to downstairs wc, stairs to first floor landing, storage cupboard.

### Downstairs Wc

Double glazed window to front, radiator, low flush toilet, wash hand basin, door to entrance hall.

### Entertainment Style Lounge

16' 6" x 13' 9" max ( 5.03m x 4.19m max )

Double glazed window to front, two radiators, door to kitchen.

### Kitchen

Double glazed window to rear, double glazed french doors to rear, range of wall and base units with an inset sink, integrated dishwasher, integrated fridge freezer, integrated washing machine, integrated oven, hob and extractor as well as space for a dining table, door to lounge.

## First Floor Landing

Doors to various rooms, stairs to entrance hall, stairs to second floor.

## Bedroom One

11' 4" x 9' 8" ( 3.45m x 2.95m )

Double glazed window to rear, fitted wardrobe, radiator, door to en-suite, door to first floor landing.

## En-Suite

Double glazed window to side, pedestal sink, low flush toilet, mixer shower in cubicle, door to bedroom one.

## Bedroom Two

10' 2" x 9' 8" ( 3.10m x 2.95m )

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

## Bedroom Three

9' 3" x 7' 2" ( 2.82m x 2.18m )

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

## Family Bathroom

Double glazed window to front, pedestal sink, low flush toilet, panelled bath, door to first floor landing.

## Second Floor Landing

Doors to various rooms, stairs to first floor landing.

## Bedroom Four

9' 4" x 8' ( 2.84m x 2.44m )

Skylight to front, radiator, door to en-suite, door to second floor landing.

## En-Suite

Skylight to front pedestal sink, low flush toilet, mixer shower in cubicle, door to bedroom four.

## Bedroom Five

8' 7" x 9' 5" ( 2.62m x 2.87m )

Skylight to rear, radiator, door to en-suite, door to second floor landing.

## En-Suite

Pedestal sink, low flush toilet, mixer shower in cubicle, radiator, door to bedroom five.

## Outside Front

Three allocated parking spaces, side gated access.

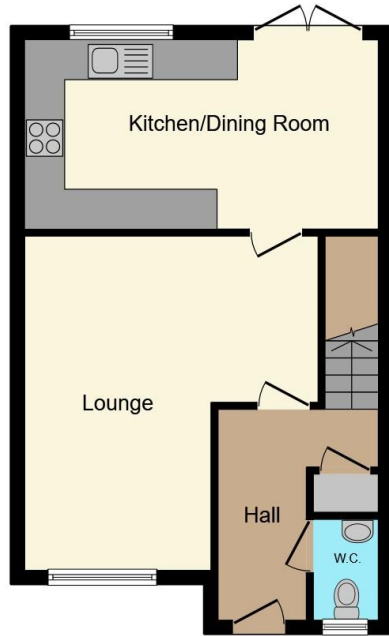
## Outside Rear

Enclosed rear garden with large lawned area.





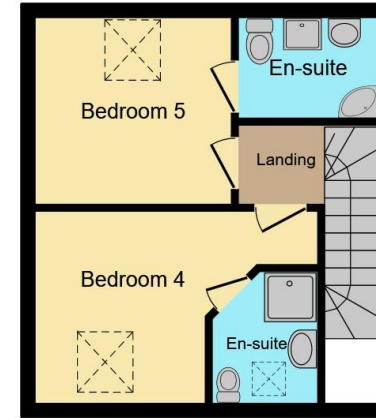




**Ground Floor**



**First Floor**



**Second Floor**

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: B**

**view this property online [connells.co.uk/Property/WVH329144](http://connells.co.uk/Property/WVH329144)**

Tenure: Freehold



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