



Connells

Church Street
Nr New Cross Wolverhampton



Property Description

Connells Wolverhampton have the pleasure to bring to the market this deceptively spacious and well laid out traditional three bedroom family bathroom situated in a cul-de-sac. Viewing is highly recommended to appreciate the property on offer.

The property comprises entrance porch, entrance hall, lounge, dining room, conservatory and modern fitted kitchen. To the first floor there are three bedrooms and family shower room. Externally there is a large driveway to front and side and enclosed generous enclosed rear garden, ideal for extending subject to planning permission.

The Location & Area

Set just off the Wednesfield Road opposite the local park, this lovely family home is set back from the main road and is ideally located for fantastic local schools most noteworthy of which is Heath Park Secondary School and Woden Primary School which have both received Outstanding Ofsted reports. Wolverhampton Rail Station and New Cross Hospital both less than a mile away and excellent local shopping facilities can be found in the Bentley Bridge Retail Park.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to entrance porch, central heating radiator, stairs to first floor landing, doors to various rooms.

Lounge

14' 7" x 11' 3" (4.45m x 3.43m)
Double glazed bow window to front, central heating radiator, door to entrance hall.

Dining Room

10' 4" x 10' 3" (3.15m x 3.12m)
Doors to various rooms, door to conservatory, central heating radiator.

Conservatory

8' 4" x 9' 8" (2.54m x 2.95m)
Double glazed windows, door to dining room, door to rear garden.

Kitchen

11' 3" x 7' 1" (3.43m x 2.16m)
Double glazed window to rear, a range of wall and base units, space for various appliances, double glazed door to side.

First Floor Landing

Double glazed window to side, loft access, airing cupboard, doors to various rooms.

Bedroom One

13' 7" x 10' 4" (4.14m x 3.15m)

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

Bedroom Two

12' 8" x 8' 7" (3.86m x 2.62m)

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

Bedroom Three

10' 8" x 7' 2" (3.25m x 2.18m)

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

Wet Room

Double glazed window to rear and side, low flush toilet, electric shower, vanity sink, door to first floor landing.

Outside Front

Large driveway to front and side, low maintenance gravelled area, double gated access to side leading to rear.

Outside Rear

Large enclosed rear garden which is ideal for extending subject to planning permission. Large lawned, panelled fences and walls areas, small outbuilding ideal for storage

Agents Note

The sale of this Property will be subject to receipt of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WVH329095



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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