



**Connells**  
connells.co.uk 01902 710 170  
**FOR SALE**

**Connells**

Winchester Road  
Fordhouses Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this deceptively spacious and well laid out three bedroom semi-detached property close to the i54 commercial development. To the rear of the property there is an extremely large and spacious detached outbuilding ideal for various usage such as studio, gym, games room or even potential annex conversion.

Internally the property comprises of a large open plan entertainment style kitchen diner, three bedroom, fitted bathroom. Externally there is ample off road parking to front and an enclosed rear garden with a timber constructed garden room with en-suite.

Viewing is highly recommended to fully appreciate the accommodation on offer.

### Location And Area

Situated in the popular Winchester Road which offers fantastic commuting access to the M54 and M6 motorways and the i54 commercial development. There is wonderful selection of local schools and shopping nearby.

### Entrance Porch

Double glazed door to front, glazed door to entrance hall.

### Entrance Hall

Glazed door to entrance porch, stairs access, pantry storage cupboard, radiator, open to entertainment style kitchen diner.

### Entertainment Kitchen Diner

20' 9" max x 11' max ( 6.32m max x 3.35m max )

Double glazed french doors to rear, open to hall, open to lounge, fantastic selection of refitted wall and base units, roll top worksurfaces, matching breakfast bar, one and a half drainer sink unit, plumbing for washing machine, dishwasher, double glazed door to side, oven, hob.

### Lounge

13' 5" into bay x 11' into recess ( 4.09m into bay x 3.35m into recess )

Double glazed bay window to front, feature fire place, central heated radiator, sliding doors to entertainment kitchen diner.



### First Floor Landing

Double glazed window to side, stairs to ground floor, loft access, doors to various rooms.

### Bedroom One

13' 6" into bay x 10' 6" ( 4.11m into bay x 3.20m )

Double glazed bay window to front, feature radiator, door to first floor landing, door to bedroom three.

### Bedroom Two

11' 2" x 10' 8" into wardrobes ( 3.40m x 3.25m into wardrobes )

Double glazed window to rear, feature radiator, built in wardrobes, door to first floor landing.

### Bedroom Three

Double glazed window to front, door to first floor landing, door to bedroom one.

### Family Bathroom

Double glazed window to rear, corner bath, walk in shower cubicle, low flush toilet, wall mounted basin set in a vanity unit, part tiled walls, central heated radiator, door to first floor landing.

### Side Storage Area

16' 9" x 7' 2" ( 5.11m x 2.18m )

Various usage options with door to front, window to front.

### Garden Room/ Log Cabin

15' 3" x 11' 4" ( 4.65m x 3.45m )

Light and power, door to toilet, door to garden.

### Wc

low flush toilet, wash hand basin, door to bedroom.

### Detached Outbuilding

28' x 19' 2" ( 8.53m x 5.84m )

Double glazed french doors, large entertainment bar area with wall mounted hot and cold air conditioning machine, oak flooring, feature spotlights and an internal store area.

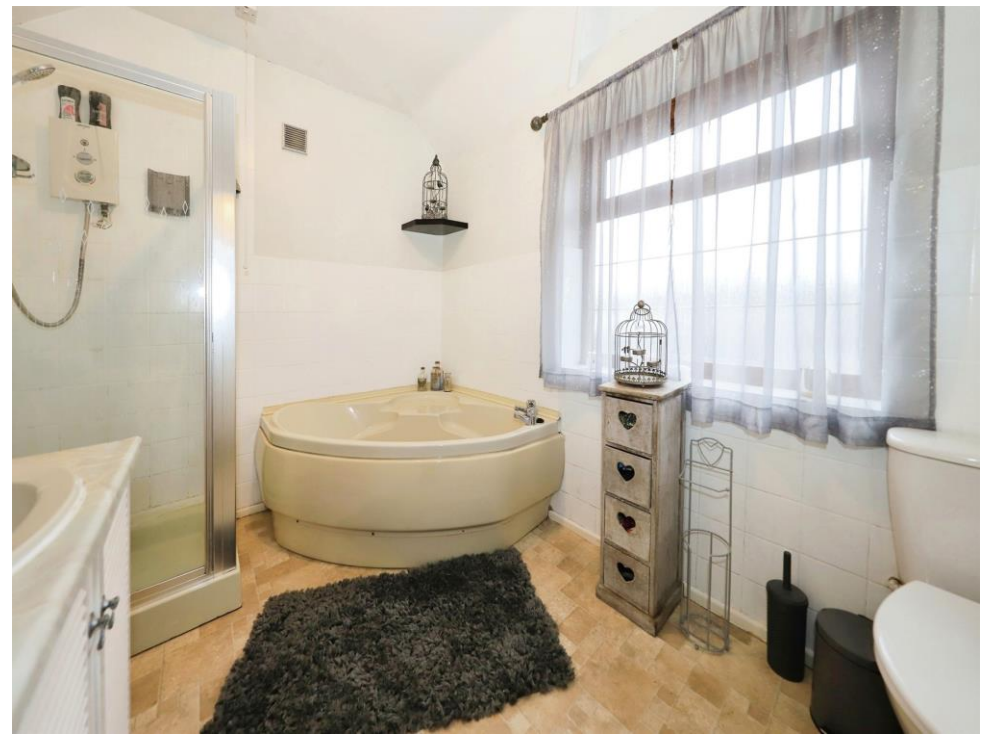
### Outside Front

Large block paved driveway providing ample off road parking.

### Outside Rear

Raised decking area, slabbed garden area, range of panelled fencing.









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/WVH329020](http://connells.co.uk/Property/WVH329020)**

Tenure: Freehold



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