



**Connells**

Canal Side Old Stafford Road  
Cross Green Wolverhampton



# Canal Side Old Stafford Road Cross Green Wolverhampton WV10 7PP

for sale offers over  
**£230,000**



## Property Description

The award winning Connells Wolverhampton branch are proud to introduce another beautifully presented home on Old Stafford Road. Nestled along the scenic popular road, this modern two-bedroom end terrace home is a must view property. Enjoy the tranquil rural surroundings with picturesque views of Three Hammers golf course and canal side view from the rear.

Step inside to discover an inviting entrance hallway, which leads you to a ground floor guest WC, stairs to the first floor and a door to the lounge. Adjoining to the lounge is a modern and stylish kitchen diner. Upstairs are two double bedrooms with the second bedroom featuring a stud wall that can be converted into a walk-in wardrobe, an office, or a potential third bedroom. Each bedroom comes with its own en-suite, ensuring convenience and comfort for modern living. The property also features a spacious frontage for convenient off-road parking and a low-maintenance enclosed rear garden.

This home is a must view and we encourage you to call our Connells Wolverhampton branch today to secure your viewing on this stunning gem.

## Location And Area

Situated next to the Three Hammers Golf Course and Bistro within a popular rural setting which offers fantastic commuting access to the A449 Stafford Road with links to the M54, M6 motorways and the i54 Commercial development. Popular shopping can be found nearby within the areas of Penkridge, Oxley, Fordhouses and the popular Bentley Bridge Retail Park. Cannock is also relatively close by.

## Approach

Set back from the roadside behind a driveway for ample parking and flower border to the side. Access to the accommodation via front door and side gate

## Entrance Hallway

Ceiling light point, radiator, stairs rising to the first floor and doors to the lounge and ground floor WC.

## Ground Floor Wc

Low flush WC, wash hand basin, partly tiled walls, radiator, ceiling light point and double glazed window to the front.

## Lounge

16' max x 13' 1" max ( 4.88m max x 3.99m max )

Double glazed window to the front, two radiators, ceiling light point, coving to ceiling and door to the kitchen.

## Kitchen

Matching wall and base units with inset one and a half sink and drainer with mixer tap, integrated appliances, such as oven, fridge and freezer, plumbing points for dishwasher and washing machine, four ring gas hob, partly tiled walls, wall mounted boiler, ceiling spotlights, storage cupboard, radiator and double glazed window to the rear and French doors to the rear garden.



## First Floor Landing

Radiator, ceiling light point, loft access and doors to both bedrooms

## Bedroom One

12' 11" max x 11' 1" max ( 3.94m max x 3.38m max )

Ceiling light point, coving to ceiling, radiator, fitted wardrobes, French doors with a Juliet balcony and a door to the en-suite.

## En-Suite

Shower cubicle, low flush WC, wash hand basin, extractor fan, ceiling spotlights, radiator and double glazed windows to the front.

## Bedroom Two

10' max x 8' max ( 3.05m max x 2.44m max )

Double glazed window to the rear, ceiling light point, radiator, doors to the en-suite and walk in wardrobe.

## En-Suite

Panelled bath, low flush WC, wash hand basin, partly tiled walls, extractor fan, radiator, and ceiling spotlights.

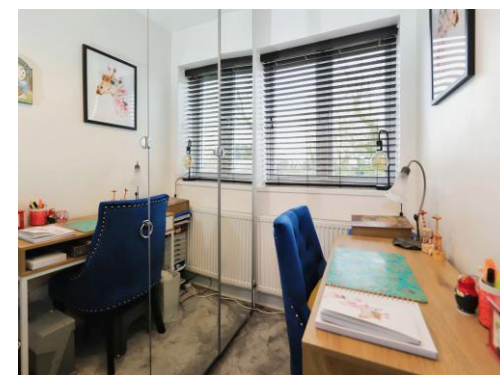
## Dressing Room

8' x 6' ( 2.44m x 1.83m )

Potential to be used as a third bedroom, double glazed window to the rear, radiator, and ceiling light point.

## Outside Rear

Paved rear garden with artificial grass, timber fencing with a side gate to the front of the property and benefits from an outside tap point.



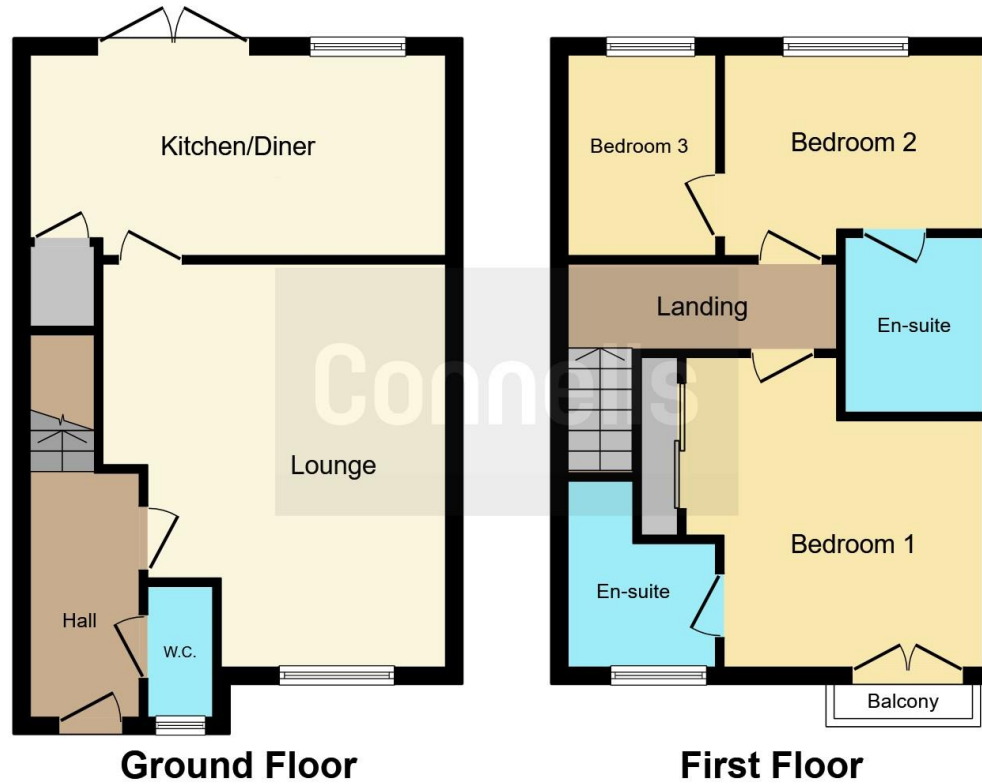












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WVH329282](http://connells.co.uk/Property/WVH329282)**

Tenure: Freehold



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