



**Connells**

Cranmore Road  
Off Tettenhall Road Wolverhampton



### Property Description

The award winning Connells Wolverhampton branch are proud to bring to the market Cranmore Road, AN EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME situated in a DESIRABLE CUL- DE-SAC JUST OFF THE TETTENHALL ROAD.

Upon entering the property, you are greeted with an entrance hallway with stairs rising to the first floor, door into the lounge with doors into the separate dining area and a modern fitted kitchen completing the ground floor. To the first floor are three bedrooms and a stylish bathroom. Outside, the property has a block paved driveway for ample parking to the front and also has a rear garden with access to a garage which also benefits from having power supply.

Cranmore Road is local to excellent schools, shops, bus routes, Wolverhampton City Centre and the popular West Park. Book your viewing today to view this beautifully presented family home!

### Location And Area

Set to the west of Wolverhampton City Centre just off the Tettenhall Road in choice popular established cul de sac with fantastic local amenities afforded by the city centre. West Park Hospital is approximately 3/4 of a mile away. There are prestigious local schools most noteworthy of which is Wolverhampton Girls High School, St Peters Collegiate Church of England School and close to Wolverhampton Grammar School. There are also a number of restaurants just a stone's throw away.

### Approach

Set back from the roadside behind a block paved driveway for two vehicles and benefits from a side gate and door to the main accommodation.

### Entrance Hallway

Ceiling spotlights, stairs rising to the first floor, radiator and door to the lounge.

### Lounge

13' max x 12' 10" max ( 3.96m max x 3.91m max )

Double glazed window to the front, gas fireplace, radiator, ceiling spotlights, doors to the dining room and kitchen.

### Dining Room and seating area

14' 1" x 7' 11" ( 4.29m x 2.41m )

Double glazed window to the rear, radiator, ceiling spotlights, open access to the kitchen and door to the rear garden.

### Kitchen

9' 11" x 7' ( 3.02m x 2.13m )

Matching wall and base units with integrated oven and grill, gas hob with extractor hood above, recess for fridge/freezer, plumbing points for dishwasher and washing machine, sink and drainer with mixer tap, double glazed window to the rear, ceiling spotlights and sliding door to a storage cupboard



### First Floor Landing

Double glazed window to the side, airing cupboard housing the boiler, loft access and ceiling spotlights.

### Bedroom One

12' 1" x 9' 11" ( 3.68m x 3.02m )

Double glazed window to the front, ceiling light point and radiator.

### Bedroom Two

10' 1" x 7' 11" ( 3.07m x 2.41m )

Double glazed window to the rear, ceiling light point and radiator.

### Bedroom Three

5' 10" x 6' ( 1.78m x 1.83m )

Double glazed window to the front, ceiling light point and radiator

### Bathroom

Panelled bath with shower overhead, vanity wash hand basin with WC, tiled walls, heated towel rail, ceiling spotlights and two double glazed windows to the rear.

### Outside Rear

Paved steps up to a paved area and lawn, gravelled side border, timber decking area to the rear with an outside double socket point, side gated access and a door to the garage.

### Garage

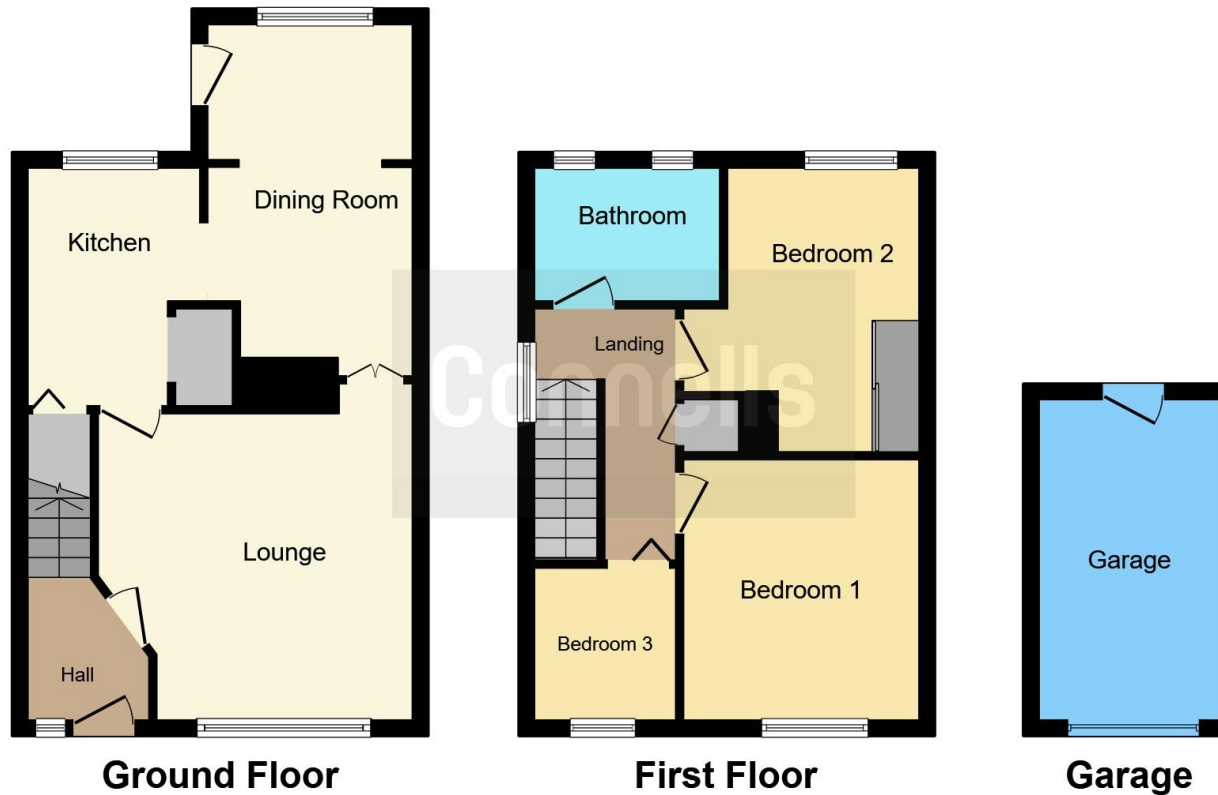
16' 1" x 8' ( 4.90m x 2.44m )

Up and over garage door, two ceiling light points and power supply for a utility area.









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: D**

**view this property online [connells.co.uk/Property/WVH329256](http://connells.co.uk/Property/WVH329256)**

Tenure: Freehold



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