



Connells

Clare Grove
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this well laid out modern style two bedroom family property in a popular cul-de-sac location. This property would be the ideal purchase for first time buyers or potential buy to let investors.

The property comprises of entrance hall, modern style kitchen, large entertainment style lounge with feature media wall, downstairs wc, two bedrooms and bathroom. Externally there is a large driveway to front and a good sized enclosed rear garden with a large feature covered gazebo area and a timbre constructed shed.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the ever popular Wards Bridge Gardens which links to Lichfield Road with bus links to Wolverhampton City Centre, Wednesfield and Ashmore Park. Shopping can be found within Wednesfield and Bentley Bridge shopping centres with New Cross Hospital also relatively close by. Also popular schools within Wednesfield are just a stones through away.

Entrance Hall

Double glazed door to front, stairs access, door to downstairs wc, open to kitchen, door to lounge.

Kitchen

9' 9" x 6' 1" (2.97m x 1.85m)

Double glazed window to front, range of wall and base units, stainless steel drainer sink, integrated oven, hob and extractor, plinth heater, space for fridge freezer, space for a washing machine, open into the entrance hall.

Downstairs Wc

Low flush toilet, vanity sink, extractor, window to front.

Entertainment Lounge

12' 4" x 13' 2" max (3.76m x 4.01m max)

Door to entrance hall, french doors to garden, radiator, understairs storage cupboard, large feature media wall with inset fire place and storage.



First Floor Landing

Doors to various rooms, stairs to entrance hall.

Bedroom One

8' 5" x 10' 9" (2.57m x 3.28m)

Two double glazed windows to front, radiator, fitted wardrobe, storage cupboard, door to landing.

Bedroom Two

7' 2" x 13' (2.18m x 3.96m)

Double glazed windows to rear, radiator, door to landing.

Bathroom

Panelled bath with mixer shower over, low flush toilet, radiator, door to landing.

Outside Front

Large tarmac driveway offering off road parking.

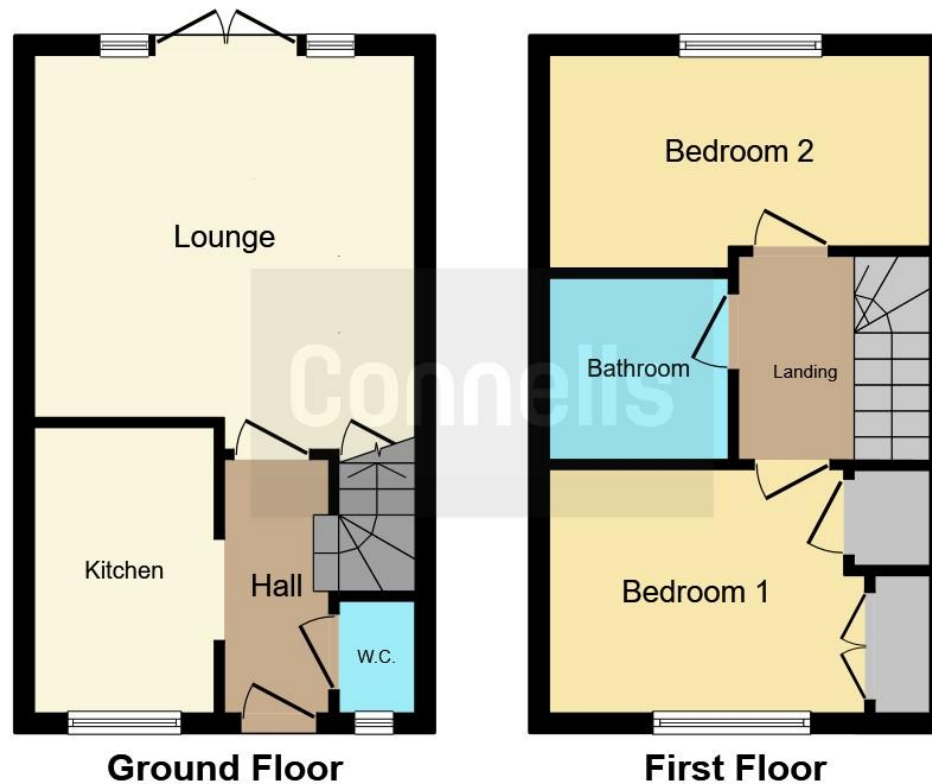
Outside Rear

Enclosed rear garden which is mostly paved and has a large feature gazebo area which offers an outdoor entertainment area, range of panelled fencing and a timber constructed shed.









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

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T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: B

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Tenure: Freehold



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Property Ref: WVH329025 - 0005