



Connells

Willow Avenue
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton have the delight to bring to the market this extended traditional three bedroom bay fronted family property in the popular Wednesfield area. Located close by to popular schooling this property is ideal for families. and viewings is highly recommended

The property comprises of entrance hall, large entertainment style lounge diner, two part kitchen, three bedrooms and family bathroom. Externally there is a large garage, generous off road parking to front and enclosed rear garden.

The Location & Area

Situated in the ever popular Willow Avenue which has an abundance of local shopping, schools, doctors and dentists nearby. The property is also conveniently located for the popular Bentley Bridge and Wednesfield shopping centres as well as Wolverhampton City centre and New Cross hospital. The M54 and M6 motorways are relatively close by.

Two Part Kitchen

Area One

8' x 12' 1" (2.44m x 3.68m)

Double glazed window to rear, a range of wall and base units, inset sink, oven, hob and extractor, open to Area Two.

Area Two

6' 9" x 7' 5" (2.06m x 2.26m)

Ideal dining area. Door to entrance hall, open to Area One, door to garage.



Entrance Hall

Door to front, stairs to first floor landing, door to kitchen, door to lounge diner, central heating radiator.

Entertainment Lounge Diner

21' 8" x 11' 3" (6.60m x 3.43m)

Double glazed bay window to front, double glazed window to rear, two central heating radiators, gas fire.

First Floor Landing

Double glazed window to side, doors to various rooms.

Bedroom One

14' x 8' 8" (4.27m x 2.64m)

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

Bedroom Two

10' 4" x 11' 3" (3.15m x 3.43m)

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

Bedroom Three

7' 2" x 6' 2" (2.18m x 1.88m)

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

Family Bathroom

Double glazed window to rear, panelled bath with waterfall mixer shower, vanity sink, box back toilet, door to first floor landing.

Garage

22' 5" x 7' 5" (6.83m x 2.26m)

Up and over door to front, electric car charging point, light, power, door to garden, door to dining area.

Outside Front

Ample off road parking.

Outside Rear

Enclosed rear garden, lawned area. Ideal for extension subject to planning permission.

Agents Note

Please note the current vendor has obtained planning permission for a side and rear extension.









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

To view this property please contact Connells on

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

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Tenure: Freehold



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