



Connells
connells.co.uk 01802 710 170
FOR SALE

Connells

Primrose Lane
Fallings Park Wolverhampton



Property Description

Connells Wolverhampton have the pleasure to bring to the market this immaculately presented and extremely spacious three bedroom semi detached family property offered with NO ONWARD CHAIN. Internally the property has a fantastic layout and must be viewed in order to fully appreciate.

The property comprises of entrance hall, large entertainment style lounge diner, modern recently fitted kitchen, three well proportioned bedrooms and stylish family bathroom. Externally there is a large concrete print driveway affording multiple off road parking, side gated access leading to a rear garden.

Entrance Hall

Doors to various rooms, double glazed window to side, stairs to first floor landing.

Lounge Diner

23' 4" x 11' 9" (7.11m x 3.58m)

Double glazed bay window to front, designer column radiator, double glazed sliding door to entrance hall.

Modern Fitted Kitchen

12' 6" x 8' 1" (3.81m x 2.46m)

Double glazed window to rear, double glazed door to side, a range of wall and base units, integrated induction hob, oven and extractor, fridge freezer, space for washing machine, door to entrance hall.

The Location & Area

Situated just off the main Cannock Road which links into Wolverhampton, Wednesfield, M54 and M6 motorways. There is a selection of local shopping just a stones throw away along with bus routes into the city centre. New Cross Hospital and the popular Bentley Bridge Retail park is also relatively close by as is Jaguar Land Rover commercial development.



First Floor Landing

Loft access, doors to various rooms.

Bedroom One

11' 9" x 9' 9" (3.58m x 2.97m)

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

Bedroom Two

13' x 11' 9" (3.96m x 3.58m)

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

Bedroom Three

9' x 8' (2.74m x 2.44m)

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

Family Bathroom

Two double glazed windows to side, L shaped panelled bath with mixer shower, designer column radiator, vanity sink with box back toilet, door to first floor landing.

Outside Front

Large concrete print providing ample off road parking, side gated access to rear garden.

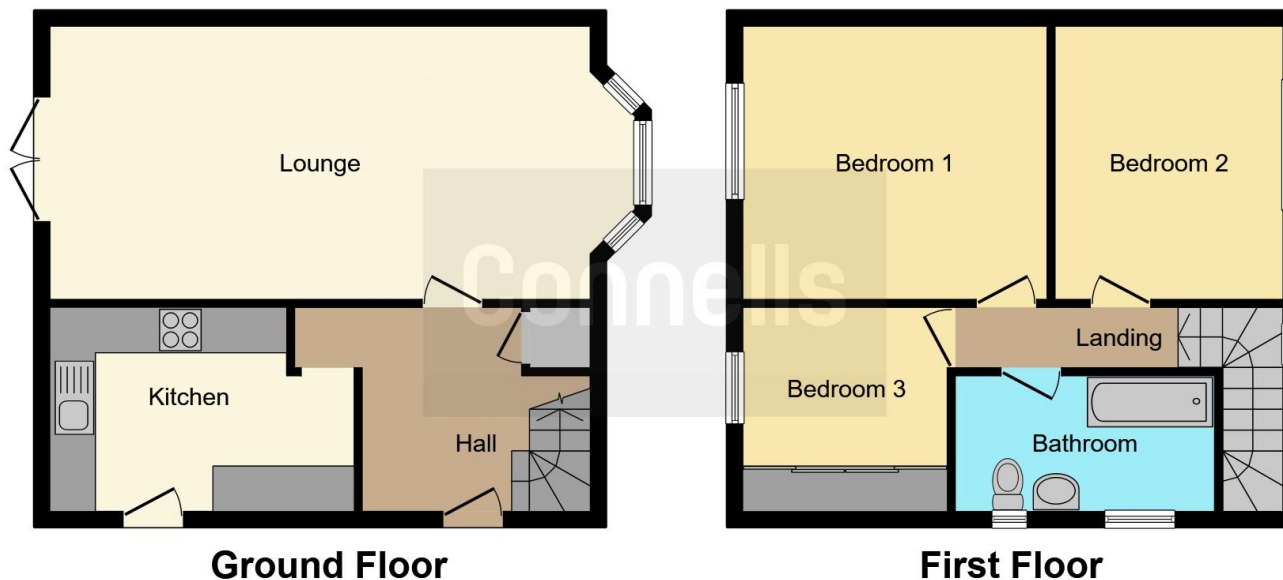
Outside Rear

Large lawned area, panelled fences, steps leading to concrete print patio area ideal for families.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH329404



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH329404 - 0004