



Connells

Birmingham New Road
Lanesfield Wolverhampton



Property Description

Connells Wolverhampton branch are proud to bring to the market this spacious four/five bedroom detached family home in Parkfield, offering ample space for a growing family. This home includes an entrance hallway, spacious lounge/dining room, a sizable kitchen, and a versatile study room which could also be used as a fifth bedroom and benefits from having access to the ground floor WC. Upstairs, find four bedrooms, one with an en-suite shower room, with the other bedrooms being served by a family bathroom. Outside, a generous driveway and low-maintenance garden with a brick shed complete this welcoming family home.

Location And Area

Set to the south east of Wolverhampton City Centre with easy access to Birmingham New Road and Black Country route. The property is situated on in a service road with good transport links and easy access to local amenities.

Approach

Set back from the roadside behind a large driveway for several cars.

Porch

Ceiling light point, radiator and door to the entrance hallway.

Entrance Hallway

Radiator, storage cupboard, ceiling light point, stairs rising to the first floor and doors to the lounge, kitchen and study/5th bedroom.

Lounge

27' max x 11' max (8.23m max x 3.35m max)
Double glazed window to the front, electric fireplace, two ceiling light point, two radiators, French doors to the kitchen and door to the entrance hallway.

Kitchen

25' max x 11' max (7.62m max x 4.88m max)
Matching wall and base units with integrated electric oven, gas hob with extractor hood above, plumbing point for washing machine, breakfast bar area, four ceiling light points, two radiators, double glazed windows to the rear and side, French doors to both the lounge and rear garden.



Study/ Bedroom Five

15' x 6' (4.57m x 1.83m)

Double glazed window to the front, radiator, two ceiling light points and door to the ground floor WC.

Ground Floor Wc

Low flush WC, wash hand basin unit, heated towel rail, partly tiled walls, wall mounted boiler, ceiling light point and double glazed window to the side.

First Floor Landing

Loft access, wall light point, ceiling light point and doors to all bedrooms and bathroom.

Bedroom One

15' into bay x 10' 11" max (4.57m into bay x 3.33m max)

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

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

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

Bedroom Three

16' 1" x 6' (4.90m x 1.83m)

Double glazed window to the front, ceiling light point, radiator and door to the en-suite.

En-Suite

Shower cubicle, vanity wash hand basin with WC, tiled walls, ceiling spotlights, heated towel rail, extractor fan and a double glazed window to the rear.

Bedroom Four

7' 1" x 6' 11" (2.16m x 2.11m)

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

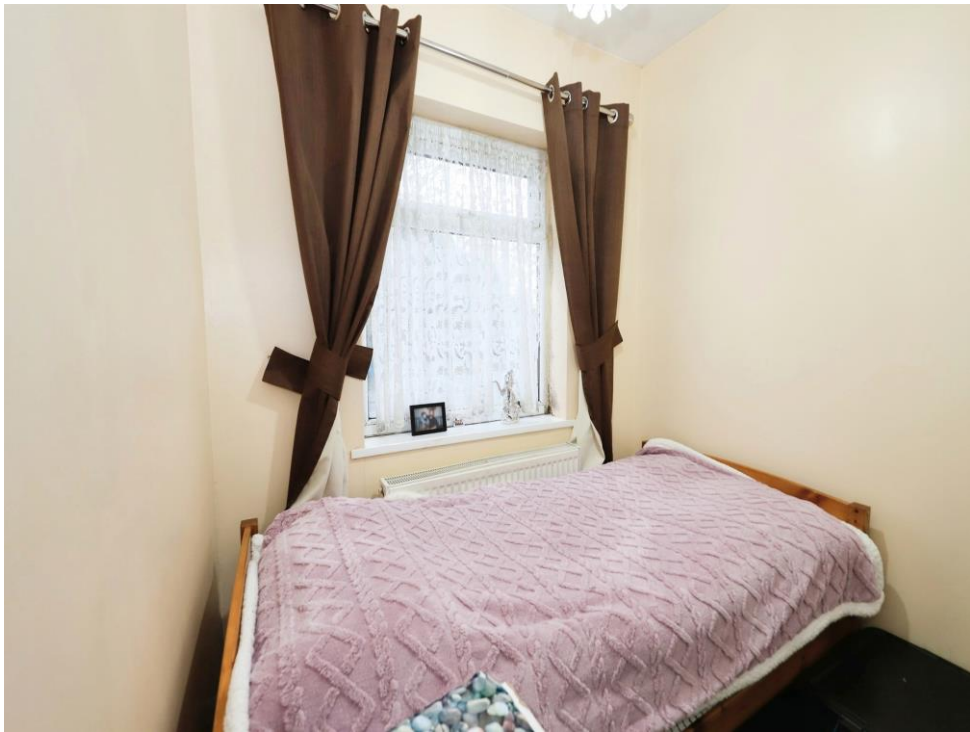
Family Bathroom

P shaped panelled bath with shower overhead, vanity wash hand basin with WC, tiled walls, ceiling light point, extractor fan and a double glazed window to the rear

Outside Rear

Low maintenance paved rear garden with a raised area with a brick built shed and some lawn, an outside sink and side gate.









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

view this property online connells.co.uk/Property/WVH329247

Tenure: Freehold



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: WVH329247 - 0003