



Connells

Primrose Lane
Fallings Park Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this immaculately presented and stylishly laid out three bedrooms semi-detached family property, internally the property has been maintained to an extremely high standard and must be viewed in order to fully appreciate.

The property comprises of a large and stylish entrance hall, large modern fitted lounge with adjoining dining room, recently refitted stylish modern fitted kitchen, three generous bedrooms and a stylish refitted modern fitted bathroom. Externally there large off road parking to front with a detached garage, side access, enclosed rear garden and a garden room (available upon negotiation).

Viewing is highly recommended to appreciate the accommodation on offer.

Location And 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.

Entrance Hall

Doors to various rooms, designer radiator, double glazed door to side.

Lounge

13' x 12' (3.96m x 3.66m)

Double glazed window to rear, fitted blinds, radiator, open to dining room.

Dining Room

9' 8" x 12' (2.95m x 3.66m)

Double glazed window to front, fitted blind, radiator, open to lounge.

Kitchen

12' 5" x 7' 8" (3.78m x 2.34m)

Double glazed window to side, range of stylish wall and base units, inset oven, hob and extractor, integrated fridge freezer, dishwasher, door to rear garden, space for a wine cooler.

First Floor Landing

Doors to various rooms, stairs to entrance hall.

Bedroom One

13' x 12' (3.96m x 3.66m)

Double glazed window to rear, fitted blind, radiator, door to landing.

Bedroom Two

10' 1" x 9' 8" (3.07m x 2.95m)

Double glazed window to front, fitted blind, fitted wardrobe, radiator, door to landing.

Bedroom Three

8' 9" x 8' 2" (2.67m x 2.49m)

Double glazed window to side, fitted blind, radiator, door to landing.

Family Bathroom

Double glazed window to side, pedestal sink, radiator, shower cubicle with an electric shower, low flush toilet, free standing roll top bath and a double glazed window to side.

Garage

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

Door to front, door to garden, light and power.

Outside Front

Large driveway area, paved pathway, garden area.

Outside Rear

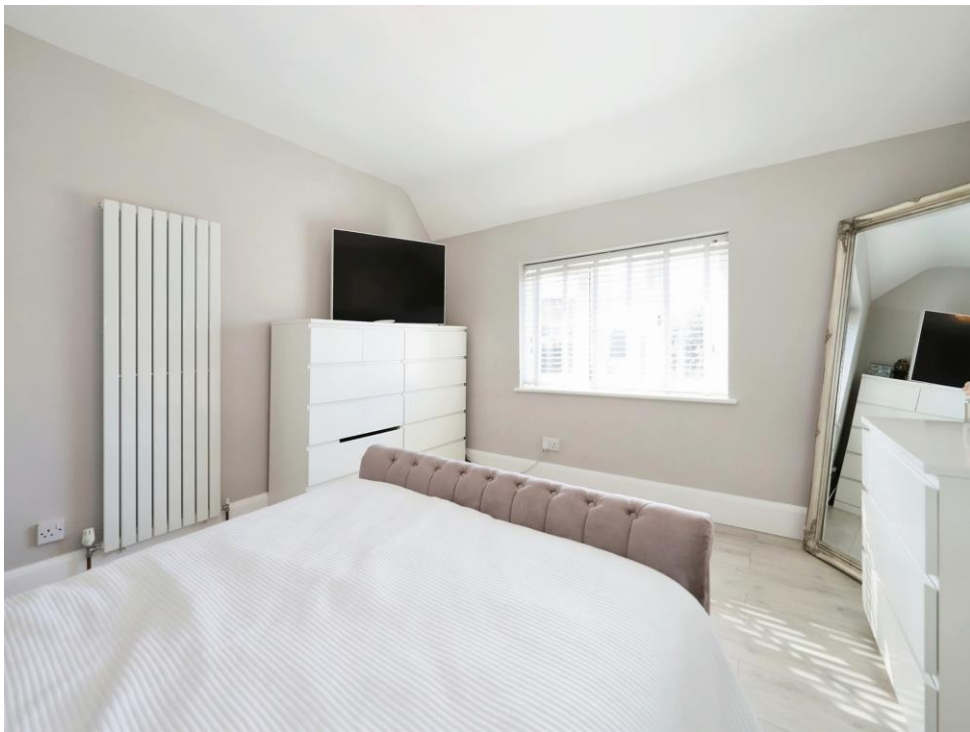
Enclosed garden with a raised patio area, lawned area and a garden room.

Garden Room

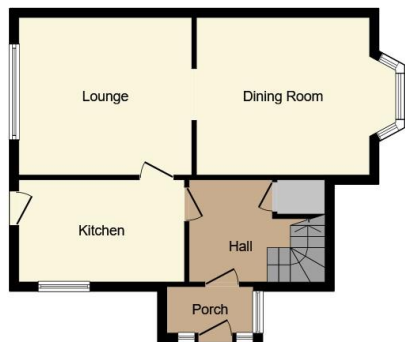
13' 6" x 7' (4.11m x 2.13m)

Light and power, door to garden. Please note this building is available upon separate negotiations.





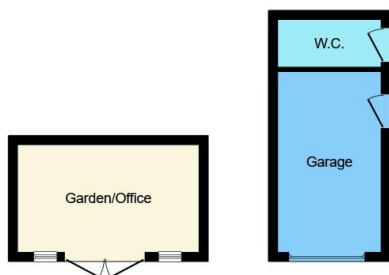




Ground Floor



First Floor



Outbuilding

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/WVH329500

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: WVH329500 - 0003