



**Connells**

Wolmer Road  
Ashmore Park/ Wednesfield Wolverhampton





### Property Description

Connells Wolverhampton have the pleasure of bringing to the market this traditional and well laid out three bedroom semi-detached property in the popular Ashmore Park area. Internally the property has a good and traditional layout and must be viewed in order to fully appreciate.

The property comprises of a good sized entrance hall, lounge, large open plan kitchen diner, three well proportioned bedrooms and a stylish bathroom with jacuzzi bath. Externally to the property there is a large driveway area offering ample off road parking, side gated access to a rear garden and a low maintenance rear garden. The vendors have applied and successfully been granted planning permission for a single story rear extension which will drastically increase the footprint of this property.

Viewing is highly recommended to appreciate the accommodation on offer.

### Entrance Hall

Stairs access, two understairs storage cupboards, door to lounge, door to kitchen, double glazed door to front.

### Lounge

11' 2" x 13' 9" ( 3.40m x 4.19m )

Double glazed window to front, inset gas fire, radiator, door to entrance hall, wooden flooring.

### Kitchen Diner

19' 9" x 10' 5" ( 6.02m x 3.17m )

Double glazed doors to rear, double glazed window to rear, range of wall and base units with an integrated oven, hob and extractor, space for a dishwasher, space for a washing machine, inset sink, space for a fridge freezer, open to dining area, space for a dining table.

### Location And Area

Situated just a stone's throw from the popular Kitchen Lane which is a wonderful rural setting on the border for Ashmore Park/Essington. There are a fantastic selection of local schools within Ashmore Park and Essington to include the ever popular St John's primary school. Shopping can be found within Wednesfield and Bentley Bridge retail park. The M54 and M6 motorways are also relatively close by.



### First Floor Landing

Doors to various room, stairs to entrance hall.

### Bedroom One

11' 3" x 11' 5" ( 3.43m x 3.48m )

Double glazed window to front, radiator, door to landing.

### Bedroom Two

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

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

### Bedroom Three

8' 4" x 8' 4" ( 2.54m x 2.54m )

Double glazed window to front, radiator, door to landing.

### Family Bathroom

Two double glazed windows to rear, Jacuzzi bath with a mixer shower over, wash hand basin, box back toilet, door to landing.

### Outside Front

Large gravelled driveway area with side access.

### Outside Rear

Enclosed rear garden, mostly lawned and surrounded by a range of panelled fencing with a paved patio area as well as a brick built side storage area which many of the neighbouring properties have used as a utility area.

### Agents Note

Please note planning permission has been granted please see the reference number.



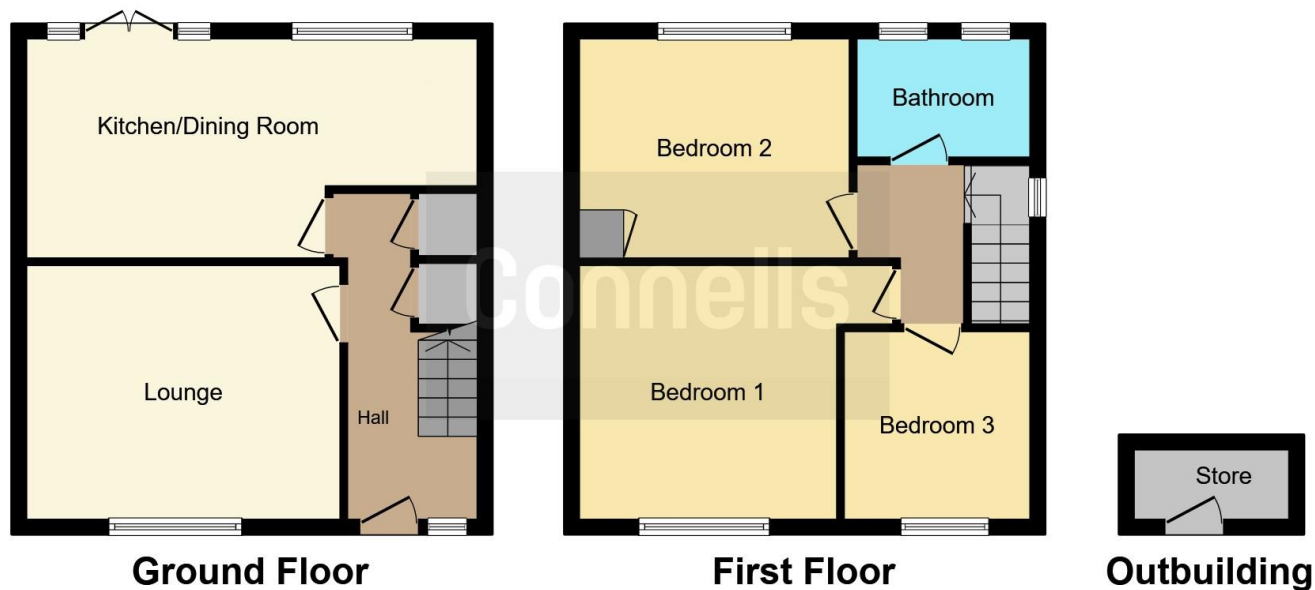












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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH329514](http://connells.co.uk/Property/WVH329514)**

Tenure: Freehold



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