

Victoria Road Wednesfield Wolverhampton

Connells

Victoria Road Wednesfield Wolverhampton WV11 1RU



Property Description

Connells Wolverhampton have the delight of bringing to the market this exceptionally well appointed two bedroom semi-detached family property. Benefiting from no onward chain and being located close to New Cross Hospital this property will no doubt be popular.

Internally the property has a good lay and comprises of an entrance hall, lounge, dining room, extended kitchen. downstairs wc. On the first floor there are two generous bedrooms and a separate family shower room. Externally there is OFF ROAD PARKING TO SIDE as well as an exceptionally large and spacious enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

Double glazed door to front, door to lounge, stairs access.

Lounge

10' 9" x 12' 8" (3.28m x 3.86m) Double glazed window to front, radiator, door to entrance hall, door to dining room.

Dining Room

12' 9" x 10' 3" (3.89m x 3.12m) Door to lounge, door to inner entrance hall, open to kitchen.

Inner Entrance Hall

Storage cupboard, door to downstairs wc.





Location And Area

Situated on the ever popular Victoria Road just a stone's throw away from popular shopping at Wednesfield and Bentley Bridge retail park. New Cross hospital is also conveniently located nearby as well as popular schools, doctors, dentists, nurseries and public houses within eateries.

Downstairs Wc

Double glazed window to side, low flush toilet, door to inner entrance hall.

Kitchen

Two double glazed windows to rear, double glazed door to side, range of wall and base units with an inset sink, space for a cooker, space for a washing machine, open to dining room.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One

11' 1" x 16' 3" (3.38m x 4.95m) Two double glazed windows to front, radiator, door to landing.

Bedroom Two

 $12^{\prime}\,8^{\prime\prime}\,x\,8^{\prime}\,9^{\prime\prime}$ ($3.86m\,x\,2.67m$) Double glazed window to rear, radiator, door to landing.

Shower Room

Double glazed window to side, low flush toilet, pedestal sink, mixer shower in a cubicle, spotlights over head, door to landing.

Outside Front

Courtyard style garden area, driveway to side with double gate access to the rear.

Outside Rear

Paved patio area, large lawned area sectioned off into three separate garden areas surrounded by a range of panelled fencing and hedging as well as a timbre constructed shed to rear.











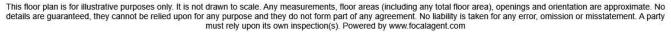






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





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

Tenure: Freehold





view this property online connells.co.uk/Property/WVH329561

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