



**Connells**

Victoria Road  
Wednesfield Wolverhampton





### 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' 8" x 8' 9" ( 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 timber constructed shed to rear.















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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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