



Connells

Forge Road
Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this immaculately presented four bedroom semi-detached property close to Wolverhampton City Centre. Having been maintained to an extremely high standard this property must be viewed in order to fully appreciate.

The property comprises of an entrance hall, lounge, large entertainment style kitchen diner, four bedrooms, en-suite shower room, family bathroom and a downstairs wc. Externally there is a large driveway area, side gated access and a good sized enclosed rear garden.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Location And Area

Situated in the All Saints area of Wolverhampton this property sits just a short distance away from the City centre. Located nearby there are numerous shops, restaurants and other useful facilities. The property has great access for Wolverhampton University as well doctors, dentists and schooling

Entrance Hall

Double glazed door to front, stairs access, storage cupboard, doors to various rooms.

Lounge

14' 1" x 8' 9" (4.29m x 2.67m)
Double glazed window to front, radiator, door to entrance hall.

Entertainment Kitchen Diner

15' 7" x 14' 2" (4.75m x 4.32m)
Double glazed french doors to rear with to velux skylights, large feature breakfast bar island, range of wall and base units, inset 5 ring gas hob, integrated Bosch double oven, one and a half stainless steel drainer sink, integrated dishwasher, integrated fridge freezer, space for a dining table, radiator, spotlights, point for a washing machine, door to entrance hall.

Downstairs Wc

Wash hand basin, low flush toilet, radiator, door to entrance hall.



First Floor Landing

Doors to various rooms, stairs to second floor, stairs to entrance hall.

Bedroom Two

14' 2" x 8' 6" (4.32m x 2.59m)

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

Bedroom Three

12' 1" x 8' 5" (3.68m x 2.57m)

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

Bedroom Four

8' 4" x 6' 9" (2.54m x 2.06m)

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

Family Bathroom

Double glazed window to front, panelled bath with a mixer shower, concealed back toilet, pedestal sink, towel radiator, partially tiled walls, door to landing.

Second Floor Landing

Storage cupboard, door to bedroom one.

Bedroom One

10' x 12' 4" plus the bay (3.05m x 3.76m plus the bay)

Double glazed window to front, radiator, door to en-suite.

En-Suite

Waterfall mixer shower in a cubicle, low flush toilet, wash hand basin, extractor fan.

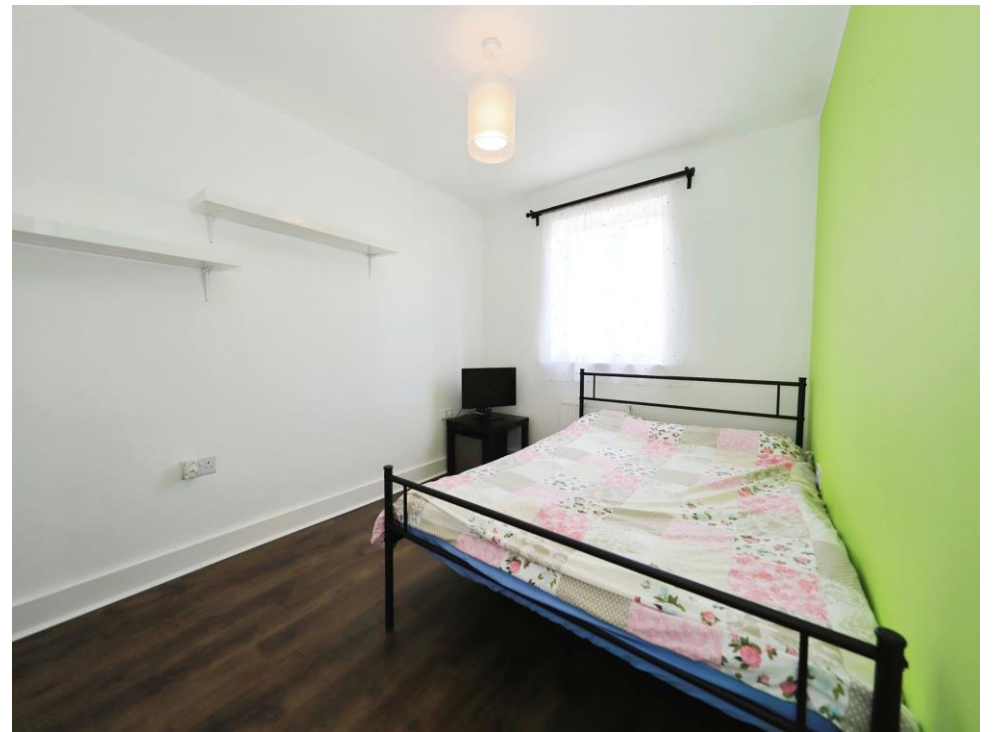
Outside Front

Large driveway offering ample off road parking, side gated access to the rear garden.

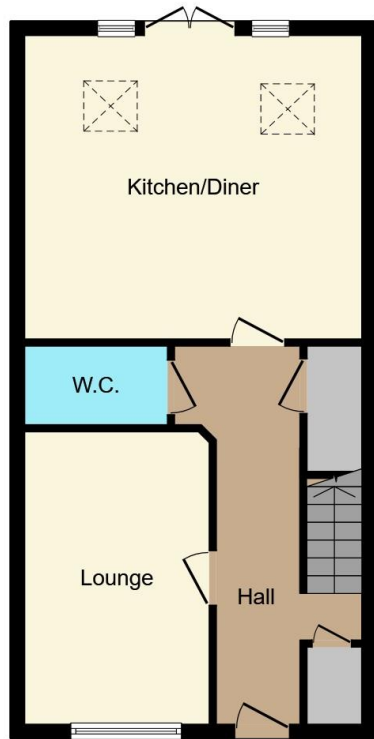
Outside Rear

Patio area, lawned area, panelled fencing, outdoor tap and side gated access to front.

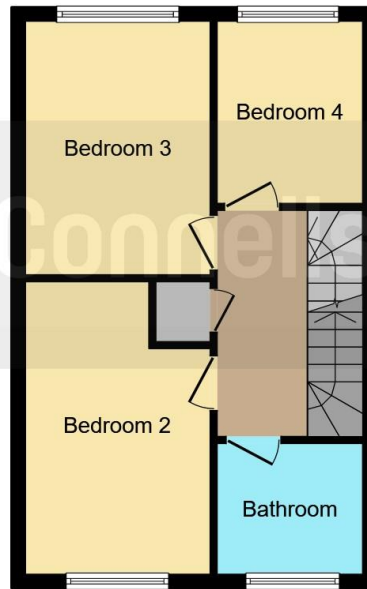




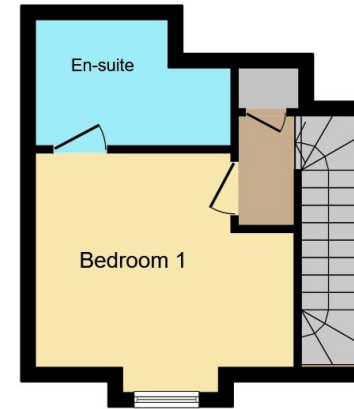




Ground Floor



First Floor



Second Floor

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

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH329043



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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.

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Property Ref: WVH329043 - 0005