



Connells
connells.co.uk 01902 710 170
FOR SALE



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a CHAIN FREE traditional semi detached home situated on the popular Carlton Avenue which is conveniently located for sought after local schools. For further details please contact Connells Wolverhampton.

The property comprises of ample off road parking to side and large rear garden. Internally there is an entrance hall, lounge, dining room/sitting room, kitchen, THREE BEDROOMS and family bathroom.

The Location & Area

Situated on the popular Carlton Avenue located between the sought after Mill Lane and Deyncourt Road. Popular schools are just a stone's throw away and popular shopping can be found within Wednesfield and Bentley Bridge retail park. The M54 and M6 motorways along with Bentley Bridge retail park, Wednesfield shopping centres and New Cross Hospital are also close by.

Entrance Hall

Door to front access, stair to landing, storage cupboard, central heating radiator, doors to various rooms.

Lounge

13' into bay x 10' into recess (3.96m into bay x 3.05m into recess)

Double glazed bay window to front, gas fire, central heating radiator, door to hall.

Dining Room/ Sitting Room

11' 1" x 10' into recess (3.38m x 3.05m into recess)

Double glazed window to rear, gas fire, central heating radiator, door to hall.

Kitchen

12' 5" x 5' 5" (3.78m x 1.65m)

Double glazed window overlooking the rear, central heating radiator, wall and base units with roll top work surfaces, gas hob with oven, sink, wall mounted boiler, door to entrance hall, door to side access.



First Floor Landing

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

Bedroom One

11' 1" max narrowing to 8' " min x 10' (3.38m max narrowing to 2.44m min x 3.05m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

12' 2" x 8' 3" (3.71m x 2.51m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

7' 7" max narrowing to 5' 7" min x 7' 7" (2.31m max narrowing to 1.70m min x 2.31m)

Double glazed window to side, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, central heating radiator, panelled bath with fitted shower and screen, pedestal wash basin, low flush toilet, airing cupboard, door to first floor landing

Outside Front

Concrete print off road parking to front, double open gates leading to side access.

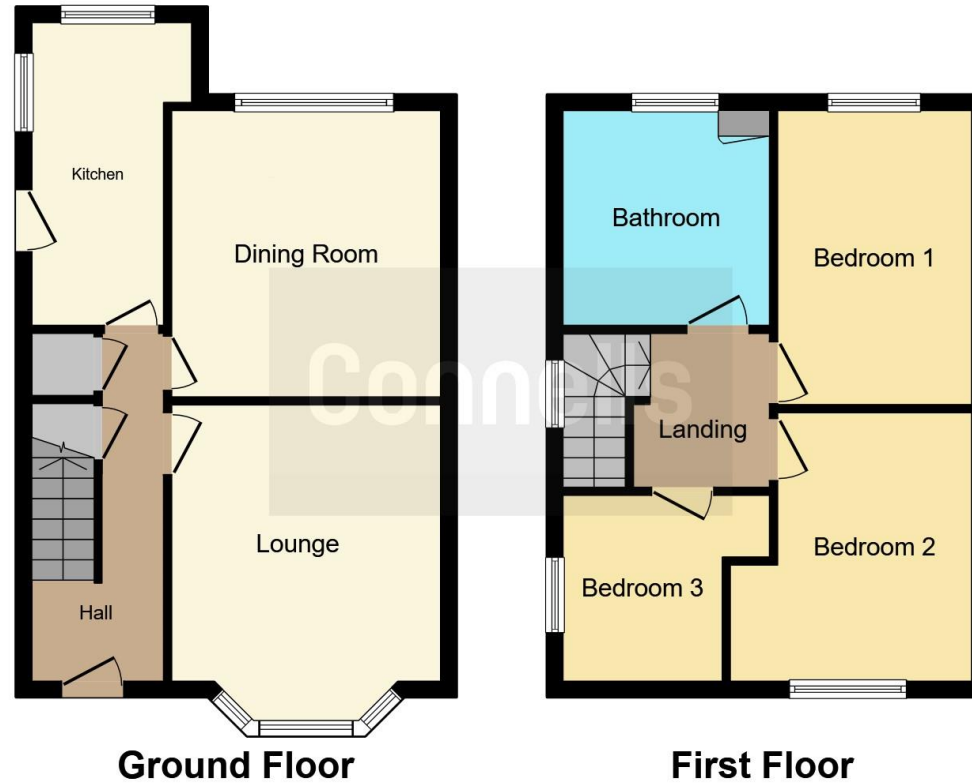
Outside Rear

Double opening gates to front access, large lawned area, shed, paved patio area.









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

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH327971



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.

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Property Ref: WVH327971 - 0002