



**Connells**

Clare Grove  
Wolverhampton



### Property Description

Introducing Clare Grove, a modern four-bedroom detached family home nestled in a sought-after cul-de-sac in Wednesfield. This property is conveniently situated near amenities, schools, New Cross Hospital, and the Bentley Bridge Shopping Complex.

The accommodation includes an inviting entrance hallway, a lounge, a kitchen/dining room, a convenient ground floor WC, four bedrooms, and a family bathroom, with bedroom one featuring an en-suite shower room.

Outside, the property features well-maintained front and rear gardens, off-road parking with an electric car charging point, and a detached garage, making this home practical and eco-friendly.

Don't miss your chance to book a viewing for this must view property. Call the Connells Wolverhampton branch today.

### Location And Area

Situated on the ever popular Wards Bridge Gardens which links to Lichfield Road with bus links to Wolverhampton City Centre, Wednesfield and Ashmore Park. Shopping can be found within Wednesfield and Bentley Bridge shopping centres with New Cross Hospital also relatively close by. Also popular schools within Wednesfield are just a stones through away.

### Approach

Set back from the roadside behind a front garden with flowerbeds, tarmac driveway for ample parking and benefits from an outside electric car charging point.

### Entrance Hallway

Radiator, ceiling light point, storage cupboard beneath the stairs, stairs rising to the first floor, doors to the lounge, ground floor WC and kitchen.

### Ground Floor Wc

Low flush WC, wash hand basin with storage unit, ceiling light point and radiator.

### Lounge

14' 1" x 10' 1" ( 4.29m x 3.07m )

Double glazed window to the front, ceiling light point and radiator

### Kitchen

17' x 11' ( 5.18m x 3.35m )

Matching wall and base units with 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and four ring gas hob with extractor hood above, plumbing point for dishwasher, radiator, two ceiling light points, wall mounted boiler, door to the utility cupboard which houses a plumbing point for a washing machine and space for dryer and has fitted shelving. Double glazed window to the rear and French doors to the rear garden.

## First Floor Landing

Ceiling light point, radiator, loft access and doors to all bedrooms and bathroom.

## Bedroom One

12' max x 10' max ( 3.66m max x 3.05m max )

Double glazed window to the rear, built-in wardrobes, ceiling light point, radiator and door to the ensuite.

## En-Suite

Walk-in shower cubicle, low flush WC, wash hand basin with splashback tiles, partly tiled walls, radiator, ceiling light point and extractor fan.

## Bedroom Two

10' 11" x 10' ( 3.33m x 3.05m )

Double glazed window to the front, radiator and ceiling light point.

## Bedroom Three

10' 1" max x 6' 11" max ( 3.07m max x 2.11m max )

Double glazed window to the rear, ceiling light point and radiator.

## Bedroom Four

7' 6" x 10' ( 2.29m x 3.05m )

Double glazed window to the front, radiator and ceiling light point.

## Bathroom

Panelled bath with a shower overhead, low flush WC, wash hand basin, partly tiled walls, extractor fan, ceiling light point and radiator.

## Outside Rear

Composite decking area leading to the lawn with mature trees and shrubbery, timber fencing surrounding and side gate to the front of the property. The garden also benefits from an outside tap and a double socket point.

## Garage

17' x 8' ( 5.18m x 2.44m )

Up and over garage door with the garage also offering potential storage above.









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: B**

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Tenure: Freehold



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