



**Connells**

Wimborne Road  
Wednesfield Wolverhampton





### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented and highly deceptive extended detached home situated on the ever popular Wimborne Road. The property does have rear access potential with previous gated access (currently fenced). For further details please contact Connells Wolverhampton.

Externally there is off road parking, garage to side, front garden and rear garden. Internally there is an entrance hall, feature stairs and stained glass windows, spacious lounge, conservatory and open plan extended kitchen diner with adjoining ground floor shower room. The first floor has a selection of three bedroom and fitted family bathroom.

### The Location & Area

Situated on the ever popular Wimborne Road which links to Deyncourt Road with further links to main Prestwood Road and Cannock. The M5 and M6 motorways are also nearby. Wednesfield shopping centre and Bentley Bridge retail along with New Cross hospital are also close by.

### Entrance Porch

Double glazed french doors to front access, double glazed windows to front, feature glazed and part stained glass windows and door to entrance hall, tiled flooring.

### Entrance Hall

Feature glazed and part stained glass windows and door to entrance porch, oak flooring, doors to various rooms, winding stairs leading to first floor landing, doors to various rooms.

### Ground Floor Shower Room

Double glazed window to side, walk-in shower area, wall mounted wash basin, low flush toilet, tiled floor, heated towel rail, spotlights, extractor fan, door to kitchen.

### Family Lounge

20' into bay x 12' ( 6.10m into bay x 3.66m )  
Double glazed bay window to front, door to hall, double glazed french doors leading to conservatory, door to hall.

### Entertainment Kitchen Diner

27' 6" x 14' 6" ( 8.38m x 4.42m )  
Double glazed french doors with double glazed side windows to paved area, steps to ground level, doors to various rooms, double glazed windows to side access, opening to conservatory, door to hall. door to ground floor shower room, a fantastic selection of fitted wall and base units with complementary centre island and breakfast bar, part tiled walls, tiled flooring, three feature central heating radiators, plumbing for washing machine, freestanding cooker with extractor.



## Conservatory

13' 8" x 9' 3" ( 4.17m x 2.82m )

Double glazed french doors to rear access, double glazed windows overlooking the rear garden, double glazed french doors to lounge, opening to kitchen, tiled floor, central heating radiator.

## First Floor Landing

Feature stained glass window to side, winding stairs to ground floor, loft access, doors to various rooms.

## Bedroom One

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

Double glazed bay window to front, central heating radiator, built-in wardrobe, door to first floor landing.

## Bedroom Two

10' x 9' 5" ( 3.05m x 2.87m )

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

## Bedroom Three

9' x 8' 3" ( 2.74m x 2.51m )

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

## Family Bathroom

Two double glazed windows to side, freestanding bath, walk-in shower area, low flush toilet, pedestal wash basin, spotlights to ceiling, tiled walls, tiled floor, heated towel rail, door to first floor landing.

## Outside Front

Pebbled off road parking to front, access to garage.

## Garage

Up and over door to front.

## Outside Rear

Raised paved patio area, steps leading to lawned area, selection of trees, plants and shrubs, greenhouse, previous access to rear of the property currently fenced.

## Detached Wooden Workshop

Door and window to rear access.















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)

To view this property please contact Connells on

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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/WVH329057](http://connells.co.uk/Property/WVH329057)**

Tenure: Freehold



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