



**Connells**

Uttoxeter Close  
Dunstall Wolverhampton



### Property Description

Connells Wolverhampton have the delight of bringing to the market this immaculately presented and significantly extended three bedroom semi-detached family property in a popular cul-de-sac location. Internally the property has been maintained to an extremely high standard and must be viewed in order to fully appreciate.

As it currently stands this property comprises of an entrance hall, large and stylish entertainment style lounge, large modern fitted kitchen diner, extended sitting room to rear. On the first floor there are three large bedrooms and a separate family bathroom.

Externally there is a generous garage, large off road parking to front, good sized enclosed rear garden.

Viewing is highly recommended.

### Location And Area

Set to the north, north west of Wolverhampton City Centre in the Dunstall area with easy access to the A449 for commuters and approximately one and half miles away from Wolverhampton Rail Station. Nearest Secondary school is Wolverhampton Girls High School which has recently received an Outstanding Ofsted rating, West Park hospital approximately a mile away, good local bus routes and shopping facilities.

### Entrance Hall

Double glazed door to front, stairs access, door to lounge.

### Lounge

15' x 11' 4" ( 4.57m x 3.45m )  
Double glazed door to front, radiator, understairs storage cupboard, door to inner entrance hall.

### Inner Entrance Hall

Door to kitchen, door to downstairs wc.

### Downstairs Wc

Low flush toilet, wash hand basin, door to inner entrance hall.

### Entertainment Kitchen Diner

13' 4" x 14' 7" ( 4.06m x 4.45m )  
Double glazed window to rear, double doors to extended sitting room, door to inner entrance hall, range of stylish wall and base units with an integrated oven, hob, extractor, space for a fridge freezer, integrated dishwasher, quartz work surfaces, one and a half inset sink, induction electric hob, extractor overhead, feature spotlights, space for a dining table, radiator.



### Sitting Room

13' 4" x 9' 4" ( 4.06m x 2.84m )

Double glazed windows, feature spotlights, door to garden, door to kitchen.

### First Floor Landing

Doors to various rooms

### Bedroom One

12' 2" x 14' 7" max ( 3.71m x 4.45m max )

Two double glazed windows to front, radiator, stylish fitted wardrobe, door to landing.

### Bedroom Two

13' 10" x 8' 3" ( 4.22m x 2.51m )

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

### Bedroom Three

12' 4" x 8' 1" ( 3.76m x 2.46m )

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

### Family Bathroom

Double glazed window to rear, low flush toilet, pedestal sink, radiator, power shower, extractor, door to landing.

### Garage

19' 2" x 8' 3" ( 5.84m x 2.51m )

Up and over door to front, double glazed window and door to rear, light and power.

### Outside Front

Large driveway offering ample off road parking.

### Outside Rear

Stylish enclosed rear garden surrounded by a range of panelled fencing, lawned garden area, paved patio area, feature outdoor entertainment 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH329776](http://connells.co.uk/Property/WVH329776)**

Tenure: Freehold



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH329776 - 0005