



**Connells**

Roderick Drive  
Wednesfield Wolverhampton



### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a CHAIN FREE detached family home which requires some updating. This property is situated at the head of a cul-de-sac location on an end plot with land to front (the land may have extension or built plot opportunities all subject to relevant permissions). For further details please contact Connells.

Externally there is front, side and rear gardens, off road parking, extra land and garage to side. Internally there is an entrance hall, lounge, dining room/sitting room, fitted kitchen, side storage, three bedrooms and family bathroom.

### The Location & Area

Situated at the head of a cul-de-sac location on the popular Springhill Estate within the area of Wednesfield. Wednesfield offers a fantastic selection of local shopping which includes Bentley Bridge retail park. Sought after schools are located nearby and the M54 and M6 motorways are also within close proximity.

### Entrance Porch

Double glazed door and windows to front access, double glazed door to hall.

### Entrance Hall

Double glazed door to porch, stairs to first floor landing, central heating radiator, doors to various rooms.

### Lounge

12' into recess x 11' ( 3.66m into recess x 3.35m )

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

### Dining Room/ Sitting Room

11' x 8' 2" ( 3.35m x 2.49m )

Triple glazed window to rear, central heating radiator, opening to kitchen, door to hall.

### Kitchen

8' 8" x 11' ( 2.64m x 3.35m )

Triple glazed window overlooking the rear garden, wall and base units with square edge work tops, space for cooker, plumbing for washing machine. door to side access, opening to dining area

### Side Store

6' 9" x 4' ( 2.06m x 1.22m )

Situated to the rear of the garage area. Double glazed door to rear access, door to kitchen, storage cupboard, access to garage.

## First Floor Landing

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

## Bedroom One

10' 9" x 11' max ( 3.28m x 3.35m max )

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

## Bedroom Two

12' x 9' 7" ( 3.66m x 2.92m )

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

## Bedroom Three

9' 2" x 7' 5" max ( 2.79m x 2.26m max )

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

## Bathroom

Tripled glazed window to rear, fitted suite with a low flush toilet, pedestal wash basin, panelled bath, airing cupboard, part tiled walls, central heating radiator, door to first floor landing.

## Outside Front

Having off road parking to front, side access, gate leading to rear.

## Extra Land To Front

Purchased separately by the home owner. Having a selection of trees, plants and shrubs.

## Outside Side & Rear

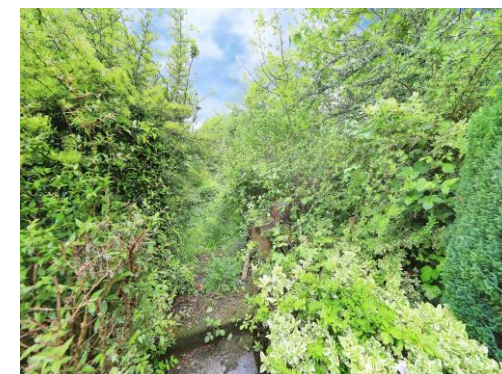
Having a large lawned area, paved patio area selection of trees, plants and shrubs, gate leading to front access, greenhouse.

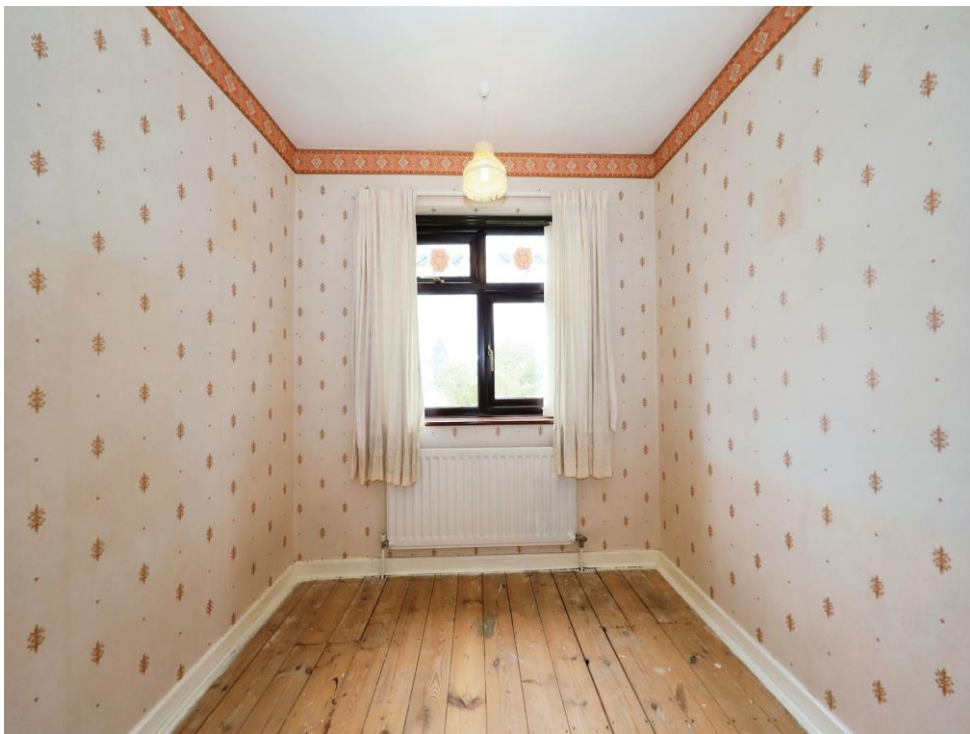
## Detached Workshop

Situated to the rear of the property with door and window to rear garden.

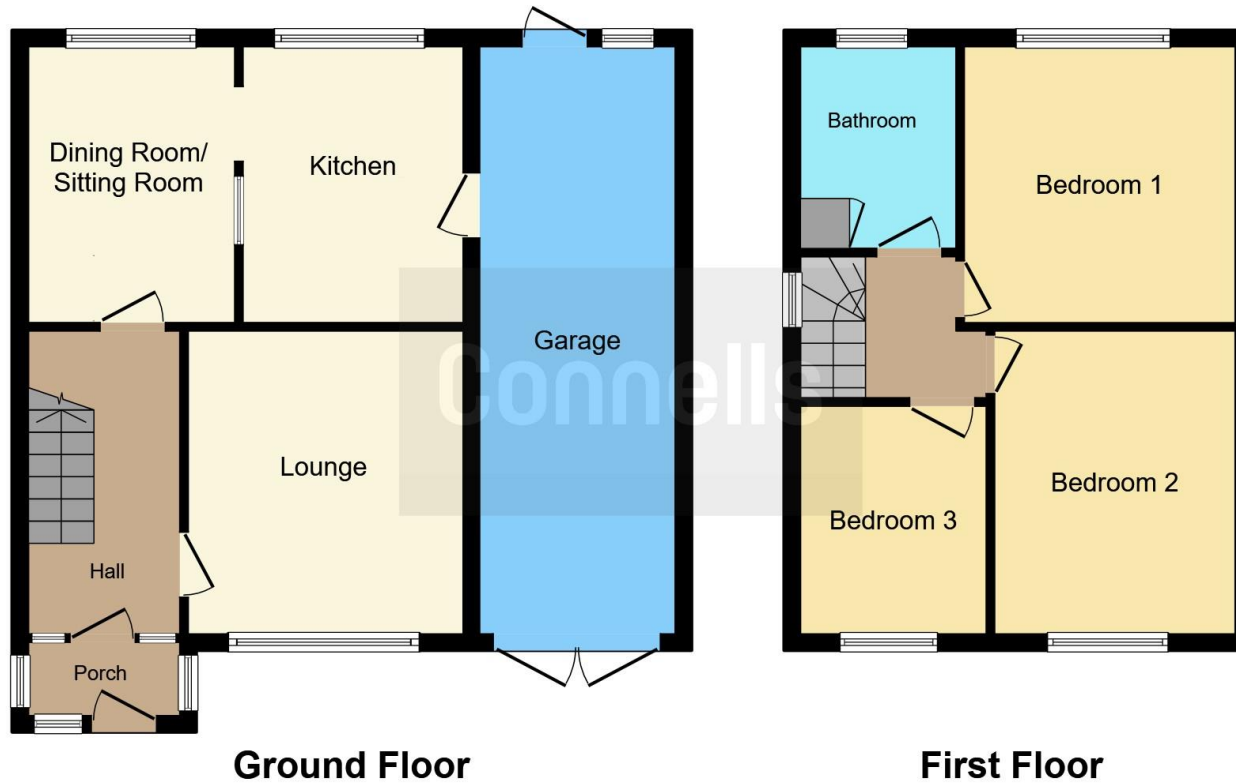
## Agents Note

The current owner isn't sure if the side area bordering the canal belongs to the property. Please confirm this with your property conveyancer.









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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329879](http://connells.co.uk/Property/WVH329879)**



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.

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