



**Connells**

Albion Road  
Willenhall



### Property Description

Connells Wolverhampton have the delight of bringing to the market this exceptionally spacious CHAIN FREE three bedroom detached property with large off road parking and detached garage to rear. Viewing is highly recommended to appreciate the large and spacious accommodation on offer.

The property comprises entrance hall, dining room, lounge, breakfast area, modern fitted kitchen, conservatory and cellar storage area. To the first floor there are two bedrooms and family bathroom. To the second floor there is a large master bedroom. Externally there is a detached garage with large side access, off road parking and a good size enclosed rear garden ideal for families.

### The Location & Area

Situated just a stone's throw away from Wolverhampton City Centre and Wolverhampton Train Station offering fantastic commuting access to Birmingham and many other rail link areas. Wolverhampton Bus station is also nearby and links from Willenhall Road to the Black Country Route which links to M6 motorway.

### Entrance Hall

Door to front, door to dining room, door to lounge.

### Dining Room

14' 3" x 11' 9" ( 4.34m x 3.58m )  
Double glazed window to front, central heating radiator, feature fireplace, door to first floor landing.

### Lounge

11' 8" x 15' 7" ( 3.56m x 4.75m )  
Two double glazed windows to side, double glazed window to rear, stairs to first floor landing, central heating radiator, feature fireplace, open to breakfast area.

### Breakfast Area

12' x 10' ( 3.66m x 3.05m )  
Double glazed window to side, double glazed door to side, feature wood burner, storage cupboard, door to kitchen.

### Kitchen

17' 6" x 10' ( 5.33m x 3.05m )  
Two double glazed windows to side, french doors to conservatory, central heating radiator, a range of stylish wall and base units, feature Belfast sink, inset oven, hob and extractor, space for fridge freezer, space for dishwasher, space for washing machine, french doors to conservatory.

### Conservatory

Double glazed windows, french doors to garden.

### Cellar

13' 9" x 11' 9" ( 4.19m x 3.58m )  
Light and power.

## First Floor Landing

Doors to various rooms.

## Bedroom Two

12' x 9' 10" ( 3.66m x 3.00m )

Double glazed window to rear, storage cupboard, Worcester Bosch Greenstar boiler, central heating radiator, door to first floor landing.

## Bedroom Three

12' x 15' 6" ( 3.66m x 4.72m )

Two double glazed windows to front, central heating radiator, door to first floor landing.

## Family Bathroom

Double glazed window to rear, feature roll top bath with waterfall mixer shower, low flush toilet, pedestal sink, door to first floor landing.

## Bedroom One - Loft Room

Double glazed window to side, central heating radiator, stairs access, eaves storage.

## Outside Front

Courtyard storage front garden, feature canopy.

## Detached Garage

Double gated access to front, two double glazed windows to side, door to side, light, power.

## Outside Side

Large vehicle access leading to garage providing ample off road parking.

## Outside Rear

Large paved patio area ideal for entertainment, large lawned area, panelled fences, mature plants, trees and shrubs.









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: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329736](http://connells.co.uk/Property/WVH329736)**



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: WVH329736 - 0004