



Connells

Old Fallings Lane
Fallings Park Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this deceptively spacious and traditional three bedroom semi-detached family in a popular residential location.

Comprising of entrance hall, lounge, separate formal dining room, conservatory, downstairs shower room, modern fitted kitchen. On the first floor there are three bedrooms and a separate family bathroom.

Externally there are front and rear gardens with a side shared driveway area.

Location And Area

Conveniently located for Wednesfield and Wolverhampton shopping centres and M6 and M54 motorways. Old Fallings Links to the main Cannock Road and is just a stone's throw away from the St Chads Senior School. There are also further popular schools nearby which include Deyncourt Primary school as well as bus routes to Wolverhampton City centre.

Entrance Hall

Double glazed door to front, radiator, stairs access, doors to various rooms.

Dining Room

11' 5" x 12' 10" (3.48m x 3.91m)

Double glazed bay window to front, radiator, door to entrance hall

Lounge

11' 5" x 14' 10" (3.48m x 4.52m)

Double glazed sliding door to conservatory, radiator, door to entrance hall.

Conservatory

8' 5" x 15' 1" (2.57m x 4.60m)

French doors to rear, radiator, double glazed windows around, door to lounge, door to downstairs shower room.

Downstairs Shower Room

Shower in a cubicle, wash hand basin, low flush toilet.

Kitchen

10' 8" x 6' 6" (3.25m x 1.98m)

Range of wall and base units, space for various appliances, inset sink, door to entrance hall.



First Floor Landing

Doors to various rooms.

Bedroom One

12' 1" x 11' 2" (3.68m x 3.40m)

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

Bedroom Two

10' 2" x 13' 1" (3.10m x 3.99m)

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

Bedroom Three

8' 2" x 11' 8" (2.49m x 3.56m)

Double glazed window to front, door to landing.

Family Bathroom

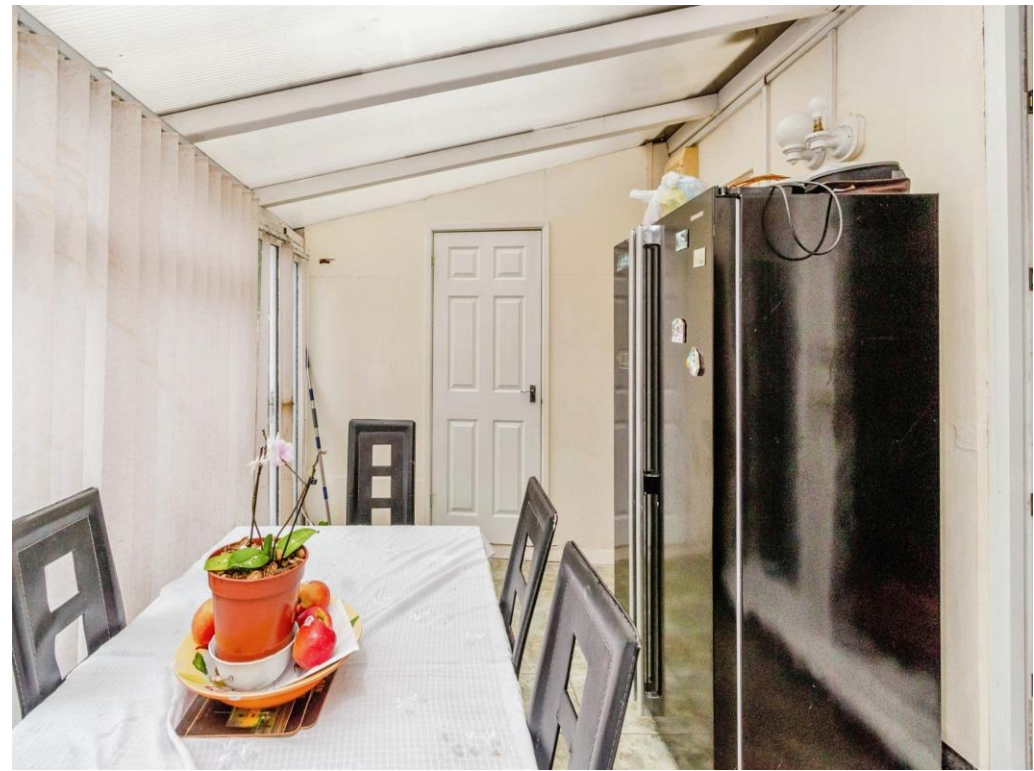
Window to rear, panelled bath, low flush toilet, wash hand basin, electric shower, door to landing.

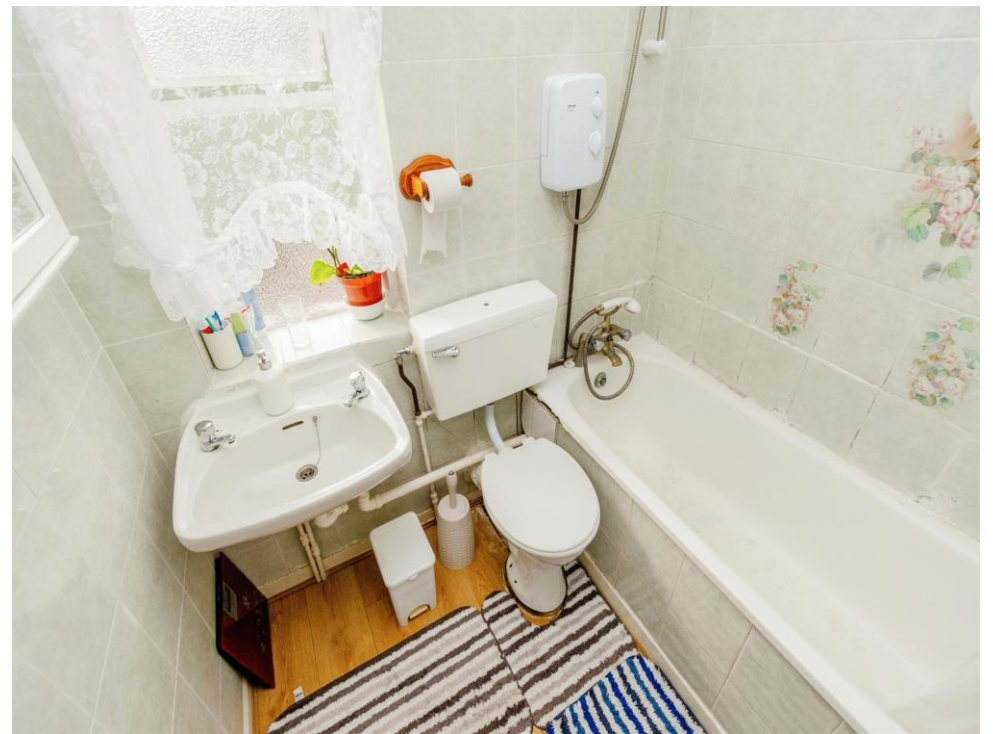
Outside Front

Lawned garden area, slabbed driveway to side.

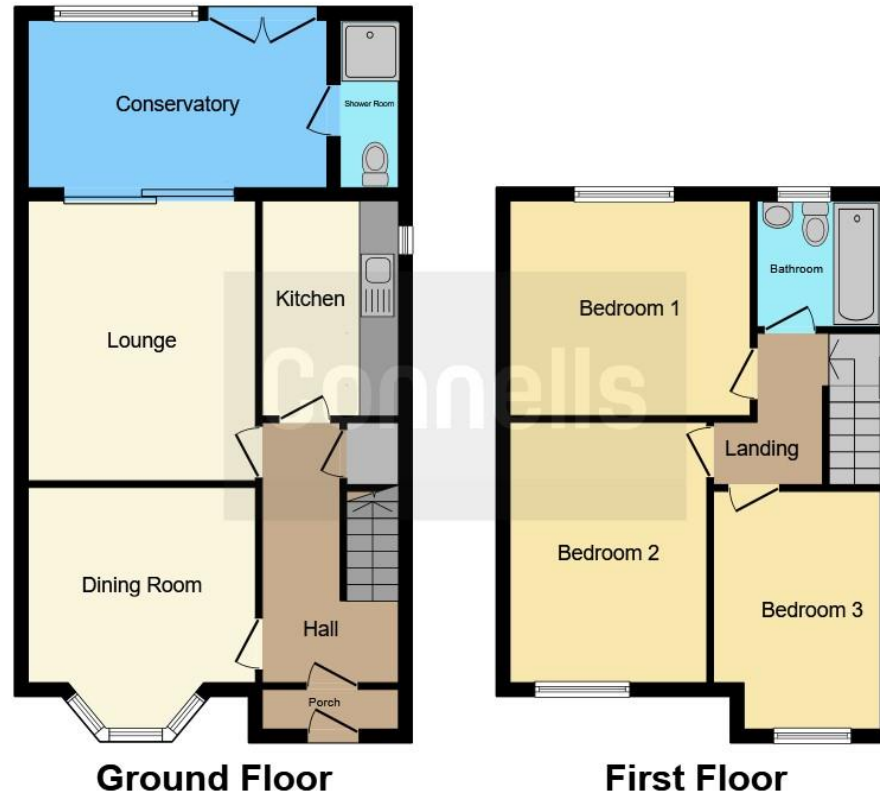
Outside Rear

Large enclosed rear garden which mostly lawned has panelled fencing and a timber constructed shed.









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

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EPC Rating: D

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Tenure: Freehold



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Property Ref: WVH326089 - 0003