



**Connells**

Thorneycroft Lane  
Wednesfield Wolverhampton





### Property Description

The award winning Connells Wolverhampton branch are proud to bring to the market Thorneycroft Lane, a modern custom built two bedroom detached dormer bungalow situated in Wednesfield.

This beautifully presented dormer bungalow is perfect for those seeking to downsize or those looking to be close to New Cross hospital and the Bentley Bridge shopping complex.

Internally the accommodation comprises; entrance hallway, lounge / dining room, kitchen and a ground floor WC. Heading upstairs you'll find a first floor landing, family bathroom, storage cupboard and two double bedrooms with the option to split bedroom one into two to create a three bedroom dormer bungalow.

Outside benefits from having off road parking and a car port making parking easy. To the rear is a beautifully presented garden with a paved patio area and lawn, perfect for the family or hosting outside.

This is a must view property and is highly recommended. Call the Connells Wolverhampton branch today to book your viewing.

### Location And Area

Set in the Fallings Park area just off the Cannock Road with great links to Wolverhampton Rail Station with numerous local schools most noteworthy of which is Heath Park Secondary School. Ideally placed for access to New Cross Hospital and Bentley Bridge Retail Park with a range of wonderful shopping and dining facilities.

### Approach

Set back from the roadside behind a driveway and car port leading to the main accommodation.

### Entrance Hallway

Stairs rising to the first floor, storage cupboard, double glazed window to the side, ceiling light point, radiator and doors leading into the lounge, ground floor WC and kitchen.

### Ground Floor Guest Wc

Low flush WC, wall mounted wash hand basin, radiator, ceiling light point and double glazed window to the side.

### Lounge Diner

21' max x 10' ( 6.40m max x 3.05m )  
Double glazed window to the front, two ceiling light points, two radiators, electric fireplace and French doors leading to the rear garden.

### Kitchen

16' x 8' ( 4.88m x 2.44m )  
Matching wall and base units with one and a half sink and drainer with mixer taps, gas oven and gas hob, extractor hood above, partly tiled walls, two ceiling light points, radiator, double glazed window to the rear and door to the rear garden.

## First Floor Landing

Loft access, storage cupboard with ceiling light point and radiator, ceiling light point, skylight window to the front and doors to both bedrooms and bathroom.

## Bedroom One

19' x 10' ( 5.79m x 3.05m )

Double glazed window to the front and rear, two ceiling light points and radiator.

## Bedroom Two

19' x 8' ( 5.79m x 2.44m )

Double glazed window to the front, two ceiling light points and radiator. Please note this room has some restricted head.

## Bathroom

Panelled bath with shower attachment, low flush WC, wash hand basin, heated towel rail, partly tiled walls, ceiling light point and double glazed window to the rear.

## Outside Rear

Paved patio area with steps leading to a lawn area. Garden also benefits from a side gate access and outside tap point

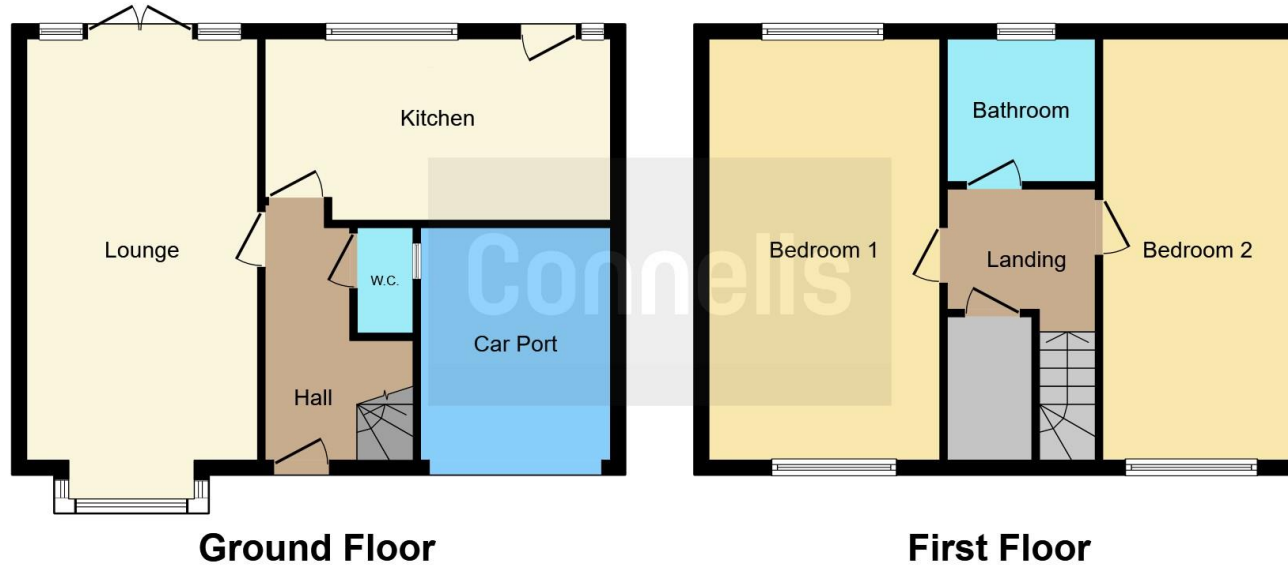












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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH328397](http://connells.co.uk/Property/WVH328397)**



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