



Connells

Bernard Hall Avenue
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this deceptively spacious and well presented three story modern town house style property, benefiting from no onward chain this property would be an ideal family purchase.

The property comprises of entrance hall, large entertainment style kitchen diner, downstairs wc, on the first floor there are two bedrooms, a spacious family lounge with adjoining balcony and a family bathroom. On the top floor there is a large master bedroom with dressing area, ensuite and a large outdoor terraced area.

Externally to the property there is a parking area, car port and a large enclosed rear garden with patio area.

This property must be viewed in order to fully understand and appreciate the generous accommodation on offer.

Entertainment Style Kitchen

15' 3" x 10' 6" (4.65m x 3.20m)

Double glazed window and door to rear, range of wall and base units, integrated oven, hob and extractor, space for a dining table, space for various appliances.

Downstairs Wc

Low flush toilet, pedestal sink, radiator, door to entrance hall, double glazed window to front.



Location And Area

Situated close to Wednesfield shopping centre, New Cross Hospital and the Willenhall Road which has links to the Black Country Route and further links to the M6 and M54 Motorways. There is a fantastic selection of schools, doctors, dentists, nursery's and public houses with eateries in close proximity.

Entrance Hall

Double glazed door to front, storage area, doors to various rooms.

First Floor Landing

Doors to various rooms, stairs to entrance hall.

Lounge

10' 3" x 15' 7" (3.12m x 4.75m)

French doors to a large balcony, double glazed window to rear, door to first floor landing.

Balcony

Composite decking ideal for outdoor entertaining.

Bedroom Two

11' 7" x 7' 3" (3.53m x 2.21m)

Two double glazed windows to front, radiator, door to landing.

Bedroom Three

12' x 7' (3.66m x 2.13m)

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

Family Bathroom

Double glazed window to side, low flush toilet, pedestal sink, panelled bath with a mixer shower over, extractor fan.

Bedroom One

Two double glazed windows to rear, double glazed window to side, french doors to side leading to the terraced area, open leading to a dressing area, double glazed window to front, door to en-suite.

Ensuite

Shower in cubicle, low flush toilet, pedestal sink.

Terraced Area

Large terraced area with composite decking ideal for outdoor entertaining.

Outside Front

Block paved driveway, low maintenance courtyard style gravelled garden.

Outside Rear

Large enclosed rear garden which is mostly lawned with a paved patio area leading to the large car port area.

Car Port

Electric roller shutter door, door to rear. (Please note some of the neighbouring properties have made adjustments to this to create a fully enclosed garage).

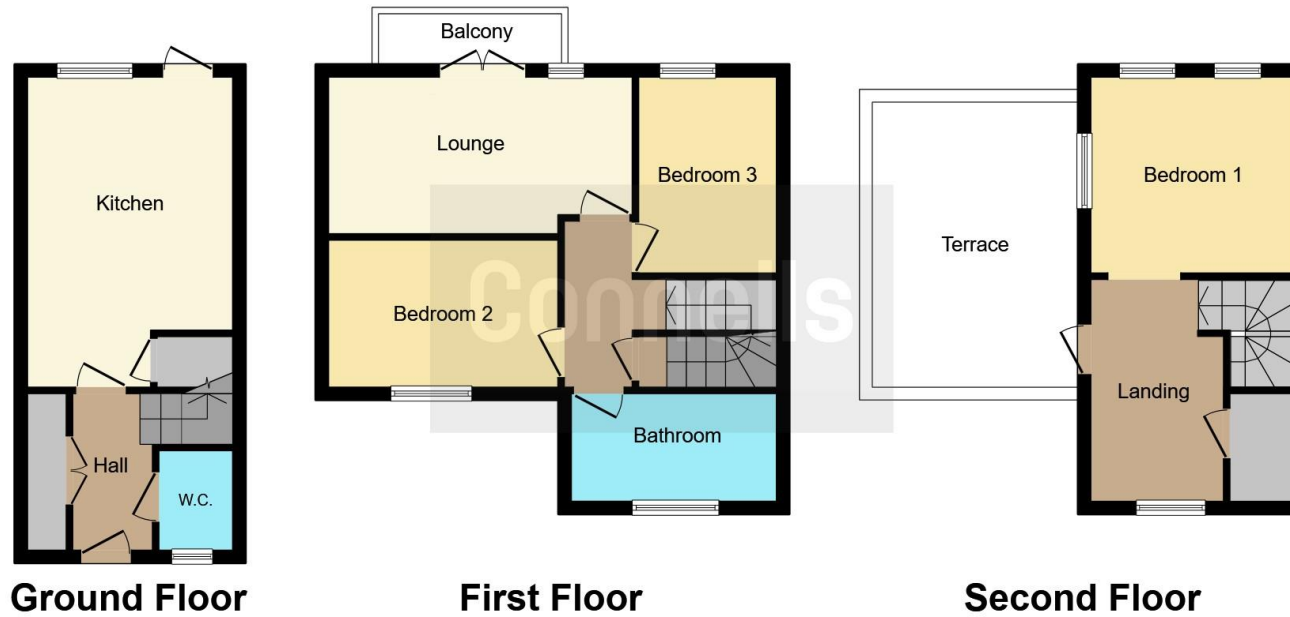
Agents Note

Please note there is a service charge payable for the grounds and the pond with the amount to be confirmed.









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: B

Tenure: Freehold

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