



**Connells**

Sandford Rise  
Claregate Wolverhampton





### Property Description

Connells Wolverhampton have the pleasure to bring to the market this well presented and EXTENDED three/four bedrooms semi detached family property in a popular cul-de-sac location. Internally the property has a good traditional layout and must be viewed in order to appreciate, however don't be deceived as the property has been extended to rear and side.

The property comprises entrance hall, lounge, dining room, kitchen, utility and multi use room/potential Bedroom Four. To the first floor there are three generously proportioned bedrooms and family bathroom. Externally there is a good size driveway to front providing off road parking and a low maintenance enclosed rear garden.

### The Location & Area

Set to the north west of Wolverhampton City Centre in the Claregate area with easy access to Stafford Road, i54 commercial development, M54 and adjoining M6 motorways. Excellent local shopping facilities can be found in the nearby Tettenhall Area. This property can be found in a cul de sac location in this increasingly popular residential area.

### Entrance Porch

Double glazed door to entrance hall.

### Entrance Hall

Door to front, stairs to first floor landing, doors to various rooms.

### Lounge

13' 4" x 9' 9" ( 4.06m x 2.97m )  
Double glazed window to front, central heating radiator, door to dining room.

### Dining Room

11' 5" x 9' 5" ( 3.48m x 2.87m )  
Sliding double glazed door to rear, central heating radiator, door to lounge, door to entrance hall.

### Kitchen

12' 3" x 8' ( 3.73m x 2.44m )  
Double glazed window to rear and side, double glazed door to side, wall and base units, one and half drainer stainless steel sink, space for cooker, space for washing machine, space for fridge freezer, door to utility.

### Utility

13' 4" x 5' 8" ( 4.06m x 1.73m )  
Double glazed door to rear, space for various appliances, door to multi use room/potential Bedroom Four.

### Multi Use/ Potential Bedroom 4

14' 3" x 7' 2" ( 4.34m x 2.18m )

Double glazed window to front, double glazed door to front, door to utility.

### First Floor Landing

Doors to various rooms.

### Bedroom One

13' 9" x 10' ( 4.19m x 3.05m )

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

### Bedroom Two

12' x 10' ( 3.66m x 3.05m )

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

### Bedroom Three

12' 4" x 8' ( 3.76m x 2.44m )

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

### Family Bathroom

Double glazed window to front, panelled bath, low flush toilet, vanity sink, extractor fan, central heating radiator, door to first floor landing.

### Outside Front

Generous driveway providing off road parking.

### Outside Rear

Enclosed low maintenance lawned rear garden, paved patio area, a range of panelled fences.



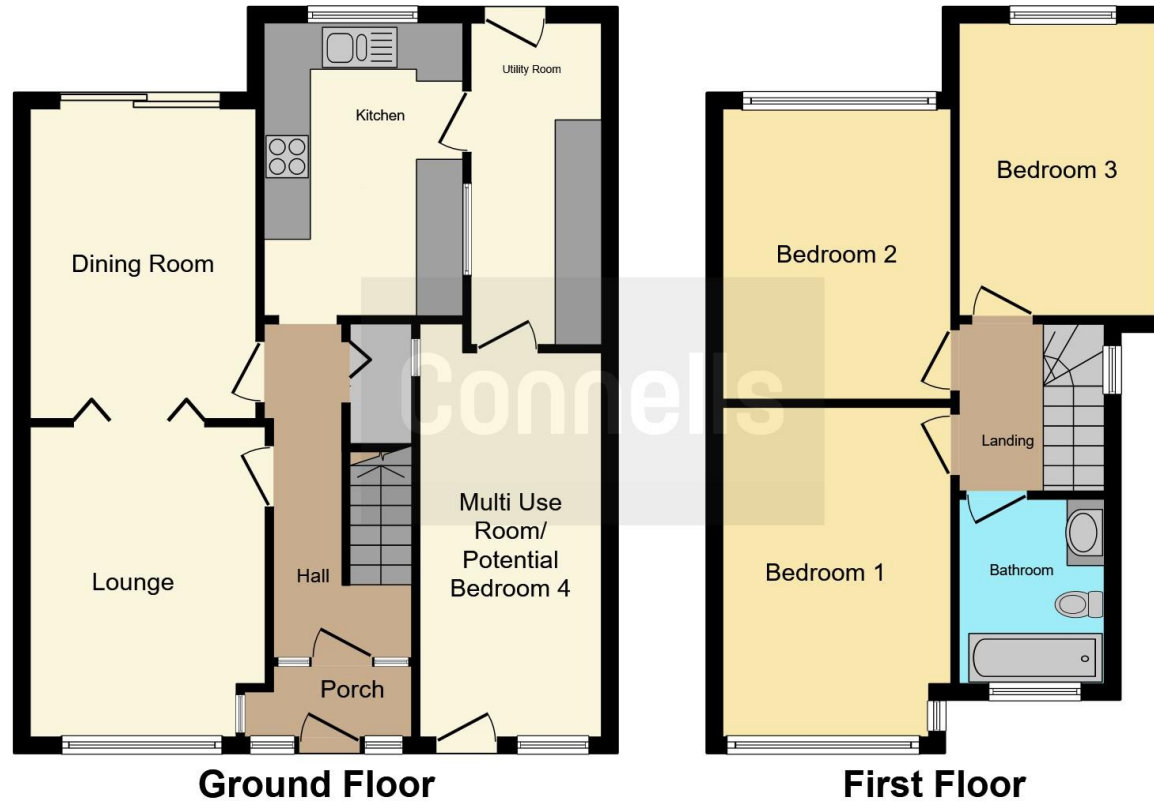












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH329076](http://connells.co.uk/Property/WVH329076)**

Tenure: Freehold



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