



**Connells**

Chelston Drive  
Wolverhampton



### Property Description

The Award Winning Connells Wolverhampton branch are proud to bring to the market this deceptively spacious and extended three bedroom link detached family home nestled in a cul-de-sac on Chelston Drive in Newbridge and boasts no onward chain. Don't miss the opportunity to make this delightful property on Chelston Drive your new home sweet home in Newbridge. Call the Connells Wolverhampton branch today to book your viewing.

Upon entering, you are welcomed by a spacious large porch leading into the inviting entrance hallway. The ground floor boasts a convenient wick, a well-appointed kitchen with a cosy sitting area, a generously sized lounge perfect for relaxation, a separate dining room ideal for hosting gatherings and a sun lounge which looks out onto the rear garden. Head upstairs to discover three comfortable bedrooms, providing ample space for the whole family. A shower room completes the upper level, offering convenience and functionality. Outside, the property features off-road parking and a paved front, adding to the convenience of everyday life. The rear garden is designed for easy maintenance, with a paved area perfect for enjoying outdoor activities and al fresco dining.

### The Location & Area

Situated just off the Tettenhall Road with property benefits from having fantastic access to both into Wolverhampton city centre which offers a wealth of shops, bars and restaurants and the popular Tettenhall village which also has cafes and shopping. The Tettenhall Road offers bus links into Wolverhampton and further afield. Located in the immediate area is a range of parks and recreational facilities and notable schools.

### Approach

Set back from the roadside, nestled in a cul-de-sac, behind off road parking and a paved frontage. Front benefits from having an outside tap point and doors to the porch and side lean to.

### Entrance Porch

Radiator and doors leading to the kitchen and hallway.

### Entrance Hall

Radiator, ceiling spotlights, stairs rising to the first floor and doors leading to the porch, ground floor WC, dining room and lounge.

### Ground Floor Wc

Low flush wc, ceiling spotlights, tiled walls and double glazed window to the front.

### Lounge

14' max x 10' max ( 4.27m max x 3.05m max )

Double glazed window to the front, ceiling light point, radiator, gas fireplace and doors to the dining room and hallway.

### Dining Room

17' x 8' 11" ( 5.18m x 2.72m )

Two radiators, two ceiling light points, two wall lights, two double glazed sliding doors to the Sun lounge, doors to the lounge and hallway.



### Sun Lounge

16' x 8' ( 4.88m x 2.44m )

Double glazed windows, ceiling light point, radiator, patio doors to the rear garden, two double glazed sliding doors to the dining room and access to the sitting area and kitchen.

### Kitchen/ Sitting Area

28' x 8' ( 8.53m x 2.44m )

Matching wall and base units with two sinks, integrated dishwasher and washing machine, partly tiled walls, two radiators, ceiling spotlights, two ceiling light points, double glazed windows to the side and rear access to the lounge and door leading to the porch.

### First Floor Landing

Double glazed door to the side, ceiling light point, cupboard housing boiler and doors leading to all bedrooms and shower room.

### Bedroom One

11' 10" max x 10' max ( 3.61m max x 3.05m max )

Double glazed window to the front, two wall lights, fitted wardrobe and radiator.

### Bedroom Two

11' 11" max x 8' 11" max ( 3.63m max x 2.72m max )

Double glazed window to the rear, ceiling light point, fitted wardrobes, loft access and radiator.

### Bedroom Three

8' x 6' ( 2.44m x 1.83m )

Double glazed window to the front, radiator and ceiling light point.

### Shower Room

Shower cubicle, low flush wc, wash hand basin, bidet, extractor fan, tiled walls, ceiling spotlights, heated towel rail and double glazed window to the rear.

### Outside Rear

Patio with steps up to a further paved area with shrubbery and trees. Garden Benefits from having an outside tap point.

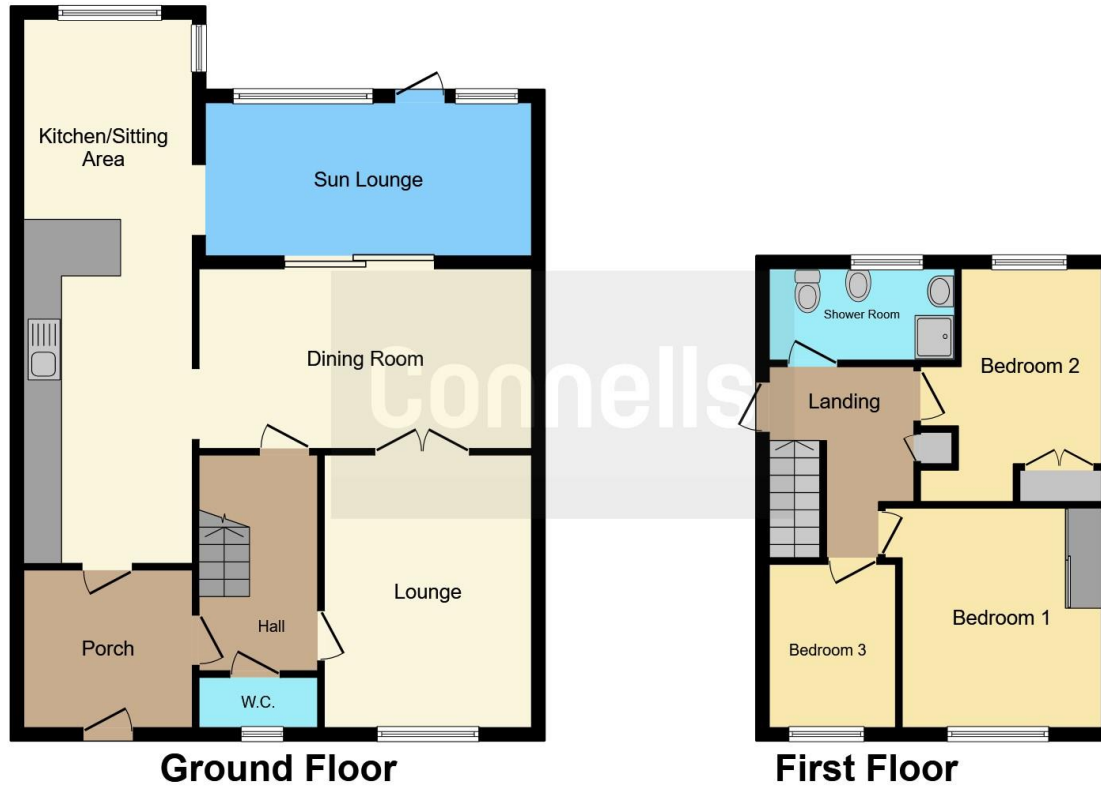
### Lean To

Door to the front and rear of the property.









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)

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329908](http://connells.co.uk/Property/WVH329908)**



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