



**Connells**

Mill Green  
Fordhouses Wolverhampton



### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented detached home situated on a generous plot with EXTENSION POSSIBILITIES to side ( subject to relevant permissions). This property has a large frontage with ample off road parking, double opening gates leading to the secure parking to rear, the property also has a large rear garden which requires viewing to appreciate.

Internally there is an entrance hall, spacious lounge with a separate dining room, conservatory with warm roof, fitted kitchen, fitted utility, three bedrooms, fitted family bathroom.

For further details contract Connells.

### Location And Area

Situated in the popular area of Fordhouses which offers fantastic commuting access to the M54, M6 motorways and the i54 commercial development. Popular shopping, schools, doctors, dentists, public houses and eateries can be found within close proximity.

### Entrance Hall

Double glazed door to front access, double glazed window to front, oak flooring, stairs to landing, doors to various rooms, spotlights to ceiling, central heated radiator.

### Lounge

14' 7" x 12' 6" ( 4.45m x 3.81m )

Double glazed bay window to front, central heated radiator, door to dining room, door to hall, feature fire surround with living flame gas fire.

### Dining Room

9' 7" x 8' 1" ( 2.92m x 2.46m )

Double glazed patio doors to conservatory, door to lounge, opening to kitchen, central heated radiator.

### Conservatory

11' 3" x 9' 9" ( 3.43m x 2.97m )

Warm roof with spotlights, double glazed french doors, double glazed windows overlooking the large rear garden, patio doors to dining room, laminate floor.

### Kitchen

8' 2" x 9' ( 2.49m x 2.74m )

Double glazed window overlooking the rear garden, opening to the dining room, door to hall, door to utility, fantastic selection of fitted wall and base units with roll top worksurfaces and complimentary Neff appliances which includes electric hob, oven and extractor. Spotlights to ceiling, ceramic sink, laminate flooring.

## Utility

8' 1" x 7' 3" ( 2.46m x 2.21m )

Double glazed door and double glazed window to rear access, doors to various rooms, wall and base units with roll top worksurfaces, spotlights to ceiling, laminate flooring, integrated fridge/ freezer, plumbing for washing machine and door to garage.

## First Floor Landing

Loft access, double glazed window to side, stairs to ground floor, doors to various rooms, airing cupboard.

## Bedroom One

12' 6" max narrowing to 10' 5" min x 11' 8" (3.81m max narrowing to 3.17m min x 3.56m)

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

## Bedroom Two

10' 5" into wardrobe x 11' 8" ( 3.17m into wardrobe x 3.56m )

Double glazed window to rear, built in wardrobes, central heated radiator, door to landing.

## Bedroom Three

9' 3" x 8' 8" ( 2.82m x 2.64m )

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

## Bathroom

Double glazed window to front, fitted suite with a panelled bath, fitted shower, wash basin set in a vanity unit, low flush toilet, tiled floor, tiled wall, extractor fan, heated towel rail, door to first floor landing.

## Outside Front

Block paved driveway, off road parking to front, double opening gates to the secure car parking area to rear, bordering hedge with a selection of trees, plants and shrubs.

## Garage

16' x 7' 8" ( 4.88m x 2.34m )

Up and over door to front access.

## Outside Rear

Large rear garden with entertainment patio area, security lighting, water tap, large lawned area, trees, plants and shrubs,

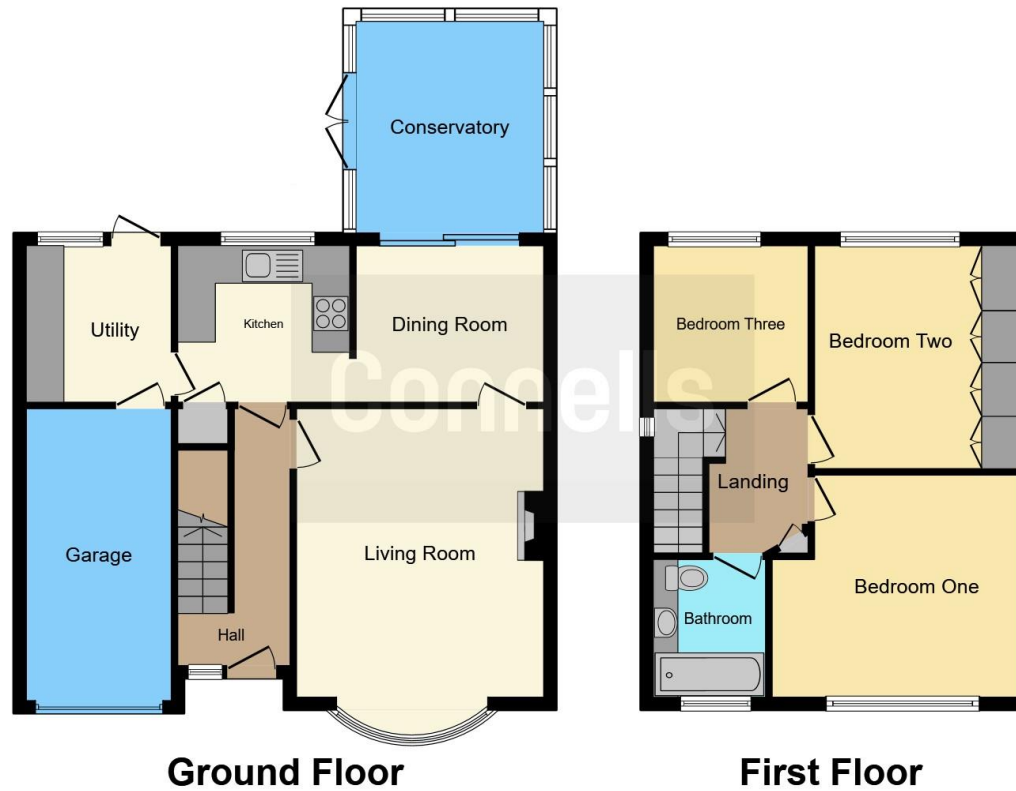
## Extra Land To Side

Double opening gated access leading to front, secure car parking area which is block paved, access to the rear garden and a wooden shed. This area has extension possibilities subject to relevant permissions.









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**

**view this property online [connells.co.uk/Property/WVH329998](http://connells.co.uk/Property/WVH329998)**

Tenure: Freehold



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