



Connells

Newbolds Road
Wolverhampton



Property Description

The award winning Connells Wolverhampton branch are proud to introduce Newbolds Road, a spacious and well maintained extended four-bedroom semi-detached family home located in the desirable area of Fallings Park.

Upon entering, you are greeted by an inviting entrance hallway leading to a cosy lounge and a separate dining room, perfect for family gatherings. The modern kitchen features an archway leading to an additional dining area, providing ample space for entertaining. A convenient ground floor WC adds to the practicality of the home.

Upstairs, the property offers four generously sized bedrooms, ideal for a growing family. A family bathroom completes the upper level, ensuring comfort and convenience for all residents.

This property also includes a garage, ideal for storage purposes. Outside, the front of the property features gravelled off-road parking, providing space for multiple vehicles. The beautifully presented rear garden offers a lovely outdoor space to relax and enjoy.

Newbolds Road presents a wonderful opportunity to reside in a well-appointed family home in the sought-after area of Fallings Park. Call the Connells Wolverhampton branch today to arrange your viewing on this must view property.

Location And Area

Situated on the popular Newbolds Road with links to Deyncourt road and further links to the main Cannock Road. The M54 and M6 motorways, popular shopping including Bentley Bridge Retail Park and New Cross Hospital are conveniently located nearby.

Approach

Set back from the roadside with off road parking on a gravelled driveway

Entrance Hallway

Radiator, ceiling light point, stairs rising to the first floor and door leading to the lounge.

Lounge

12' 10" max x 12' max (3.91m max x 3.66m max)

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

Dining Room

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

Radiator, ceiling light point, double glazed French doors to the rear garden, doors to the lounge and kitchen.

Kitchen

15' 1" x 5' (4.60m x 1.52m)

Matching wall and base units with inset stainless steel sink and drainer with mixer tap, integrated oven and dishwasher, four ring gas hob with extractor hood above, ceiling light point, double glazed window to the rear, wall mounted boiler and archway to a further dining area.

Dining Area

13' max x 6' max (3.96m max x 1.83m max)

Ceiling light point, radiator, double glazed window to the rear and doors to the rear garden and garage area.

Garage

15' 1" x 5' 10" (4.60m x 1.78m)

Used as a storage / utility area with access to a ground floor WC, plumbing point for washing machine, space for dryer, ceiling light point, cupboard and double garage doors.

Ground Floor Wc

Low flush WC, ceiling light point, wall mounted wash hand basin and extractor fan.

First Floor Landing

Ceiling light point, loft access and doors leading to all bedrooms and bathroom.

Bedroom One

13' max x 11' max (3.96m max x 3.35m max)

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

Bedroom Two

12' max x 8' max (3.66m max x 2.44m max)

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

Bedroom Three

10' x 6' max (3.05m x 1.83m max)

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

Bedroom Four

10' max x 6' max (3.05m max x 1.83m max)

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

Bathroom

L-shaped bath with shower overhead, low flush WC, vanity wash hand basin, heated towel rail, partly tiled walls, ceiling spotlights and double glazed window to the rear.

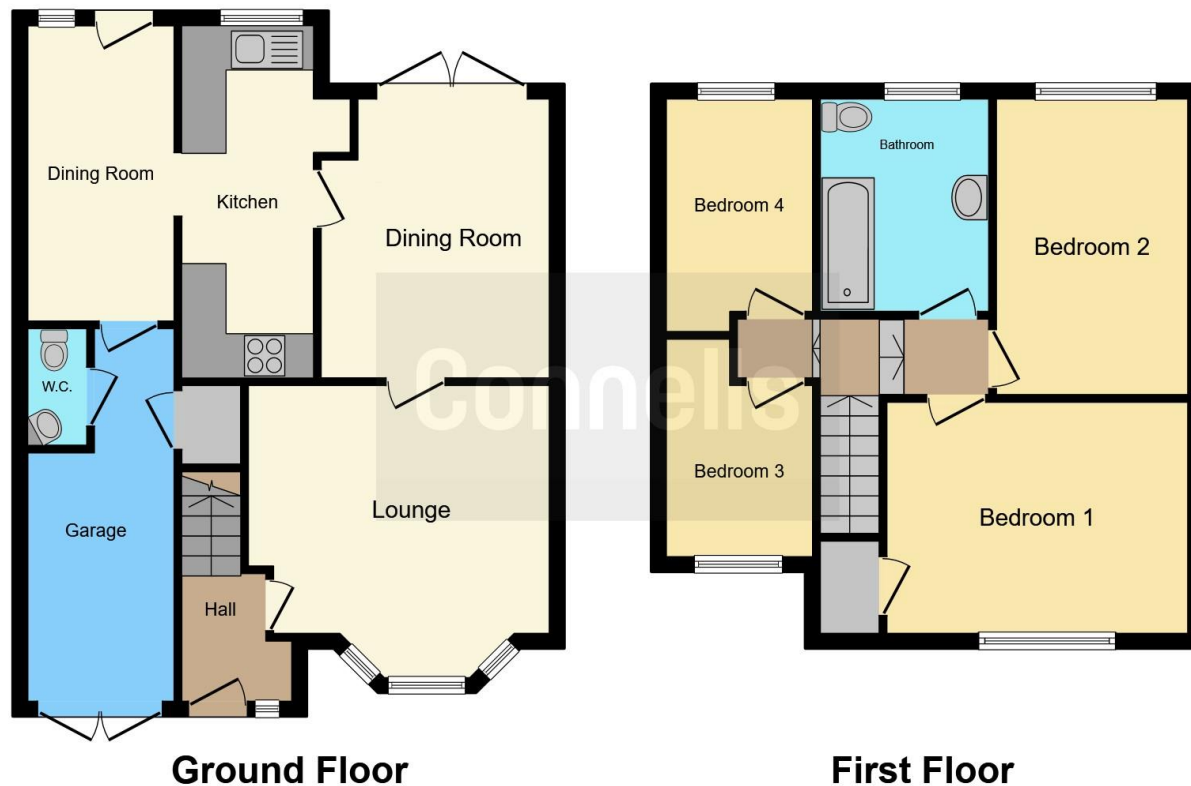
Outside Rear

Paved patio with lawn, shrubbery and mature trees.









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: E

view this property online connells.co.uk/Property/WVH328991

Tenure: Freehold



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