



Connells

Forge Road
All Saints Wolverhampton



Property Description

Connells Wolverhampton have the delight of bringing to the market this immaculately presented and well laid out three bedroom detached family property in a popular residential location. Benefiting from six years remaining on the NHBC warranty this property would make an ideal family purchase.

The property comprises of an entrance hall, large family lounge with french doors overlooking the rear garden, large modern fitted kitchen diner with integrated appliances, downstairs wc. On the first floor there are three generously proportioned bedrooms one with a stylish en-suite and a separate family bathroom.

Externally there is a good sized garden and patio area, generous off road parking and an electric car charging point. Additionally the property is served by solar panels which are owned making this property energy efficient.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated in the All Saints area of Wolverhampton this property sits just a short distance away from the City centre. Located nearby there are numerous shops, restaurants and other useful facilities. The property has great access for Wolverhampton University as well as doctors, dentists and schooling. The West Midlands Metro Station and Wolverhampton Railway Station are also a short distance away.

Entrance Hall

Double glazed door to front, doors to various rooms.

Lounge

9' 11" x 17' (3.02m x 5.18m)

Double glazed window to side, french doors to rear, radiator, door to entrance hall.

Modern Fitted Kitchen Diner

8' 8" x 17' 1" (2.64m x 5.21m)

Double glazed window to front and side, range of stylish wall and base units with an integrated fridge freezer, double oven, hob and extractor, one and a half stainless steel drainer sink, integrated dishwasher, radiator, space for an integrated washing machine, feature spotlights, under counter lighting, porcelain floor tiles, space for a dining table, radiator, door to entrance hall.

Downstairs Wc

Low flush toilet, radiator, wash hand basin, door to entrance hall.



First Floor Landing

Doors to various rooms, airing cupboard, loft access.

Bedroom One

8' 8" x 12' 6" (2.64m x 3.81m)

Double glazed window to front, double glazed window to side, radiator, door to landing, door to en-suite.

En-Suite

Mixer shower in cubicle, pedestal sink, low flush toilet, radiator, door to bedroom, feature wall tiles and LVT flooring.

Bedroom Two

9' 11" x 9' 8" (3.02m x 2.95m)

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

Bedroom Three

10' x 7' (3.05m x 2.13m)

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

Family Bathroom

Double glazed window to side, wash hand basin, low flush toilet, radiator, panelled bath with an electric shower over, feature wall and floor tiles, door to the landing.

Outside Rear

Large enclosed raised garden area, patio area surrounded by a range of panelled fencing and brick wall.

Outside Side

Large tarmac driveway offering ample off road parking and electric car charging point.

Agents Note

Please note the solar panels on the property are owned outright.









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

To view this property please contact Connells on

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EPC Rating: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH329875



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