



**Connells**

Victoria Road  
Bradmore Wolverhampton





### Property Description

Connells Wolverhampton have the delight of bringing to the market this exceptionally spacious and deceptive three bedroom family property in the Bradmore area. Internally the property is in a good condition and should be viewed in order to fully appreciate.

The property comprises of an entrance hall, lounge, dining room, kitchen, downstairs shower room. On the first floor there are three bedrooms and a family bathroom. Externally there is a courtyard style garden to front, side shared access, large enclosed rear garden ideal for those with families.

### Location And Area

Situated in the Bradmore area of Wolverhampton only a short distance from Bantock Park also offering a range of highly regarded schools and ideally situated within easy access of local shops, amenities and leisure facilities. Wolverhampton City centre is only a short distance offering a wider variety of high street shops.

### Entrance Hall

Composite door to front, doors to various rooms.

### Lounge

11' 8" plus the bay x 10' 2" ( 3.56m plus the bay x 3.10m )

Double glazed bay window to front, radiator, door to entrance hall.

### Dining Room

11' 8" x 13' 4" ( 3.56m x 4.06m )

Double glazed to rear, radiator, stairs access, door to kitchen.

### Kitchen

10' x 6' 7" ( 3.05m x 2.01m )

Double glazed to side, range of wall and base units, space for a cooker, inset sink, integrated extractor, radiator, feature tiled floor, door to downstairs shower room.

### Downstairs Shower Room

Two double glazed windows to rear, corner shower in cubicle, pedestal sink, low flush toilet, radiator, door to kitchen.

## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 4" x 16' 7" ( 3.76m x 5.05m )

Two double glazed windows to front, radiator, wardrobes (included with the sale), door to landing.

## Bedroom Two

13' 2" x 11' 8" ( 4.01m x 3.56m )

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

## Bedroom Three

8' x 6' 5" ( 2.44m x 1.96m )

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

## Bathroom

Double glazed window to rear, panelled bath with an electric shower over, pedestal sink, low flush toilet, heated towel rail, door to landing.

## Outside Front

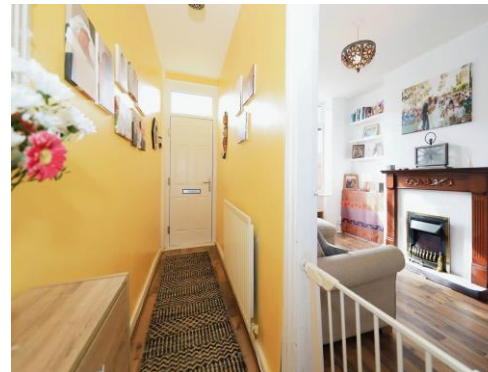
Gravelled garden area, paved pathway, side shared access.

## Outside Rear

Shared side access, long lawned garden surrounded by panelled fencing, range of plants, trees and shrubs with a planter bed area and a seating area, two timber constructed sheds.

## Agents Note

Please note the vendor has advised us that at the far end of the garden there is evidence of a badgers.















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/WVH330018](http://connells.co.uk/Property/WVH330018)**

Tenure: Freehold



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