



Connells

Lichfield Road
Willenhall



Property Description

Connells Wolverhampton have the delight of bringing to the market this perfectly presented 2/3 bedroom maisonette style house having been maintained by the current owners to a very high standard.

The property comprises of an entrance hall, ground floor bedroom/ multi use room. On the first floor there are two bedrooms, entertainment lounge, modern fitted kitchen and a recently refitted bathroom.

Externally there is an allocated parking spot, storage area formally used as a garage and to the front there is courtyard style garden.

Entrance Porch

Double glazed window to front, door to entrance hall.

Entrance Hall

Door to ground floor bedroom three, stairs access, door to porch.

Bedroom Three/ Multi-Use Room

11' 3" x 11' 2" (3.43m x 3.40m)

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



Location And Area

Situated on the main Lichfield Road which is conveniently located for the Black Country Route, M6 and M54 motorways. Popular schooling, doctors, dentists and eateries are also within close proximity as well as the Bentley Bridge Retail Park shopping development.

First Floor Landing

Double glazed window to rear, doors to various rooms.

Lounge

10' x 17' 7" (3.05m x 5.36m)

Two double glazed windows to front, radiator, door to kitchen, door to landing.

Kitchen

7' x 13' 9" (2.13m x 4.19m)

Double glazed window to rear, range of wall and base units, Bosch integrated oven, hob and extractor, one and a half drainer sink, integrated fridge freezer, plinth lighting, integrated washing machine, breakfast bar area, radiator, door to lounge.

Bedroom One

11' 3" x 11' 2" (3.43m x 3.40m)

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

Bedroom Two

11' 5" x 10' (3.48m x 3.05m)

Double glazed window to front, radiator, storage cupboard, door to landing.

Bathroom

Double glazed window to rear, panelled bath with water fall shower over, vanity sink, box back toilet, extractor fan, spotlights and door to landing.

Outside Front

Small garden area which is mostly lawned, side shared gated access.

Outside Rear

Storage area formally a garage and one allocated parking space.

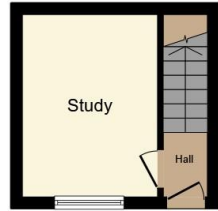
Agents Note

This property has full CCTV security system. Please note this property has an annual service charge of approximately £500 per annum.





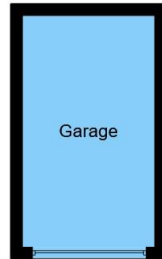




Ground Floor



First Floor



Garage



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: C

Tenure: Freehold

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