



**Connells**

Primrose Lane  
Fallings Park Wolverhampton





### Property Description

Connells Wolverhampton have the pleasure to bring to the market this deceptively spacious THREE BEDROOM SEMI DETACHED FAMILY HOME, set on a corner plot in the Fallings Park area and is being offered with NO ONWARD CHAIN.

The property has been within the family for many years and despite being well looked after, the home would need modernisation and is now being sold via modern method of auction. Primrose Lane has a fantastic layout and must be viewed in order to fully appreciate.

The property comprises of entrance hall, front and rear reception rooms which are used as a lounge and dining room, kitchen, three well proportioned bedrooms and bathroom. Externally there is a large frontage which offers off road parking with access to the garage and front garden. To the rear is a low maintenance rear garden.

Don't miss your chance to view this fantastic opportunity to purchase a family home in a popular location, near to schooling such as Fallings Park primary school, New Cross hospital and Bentley Bridge retail park.

Call our Connells Wolverhampton branch today to book your viewing.

### Location And Area

Situated just off the main Cannock Road which links into Wolverhampton, Wednesfield, M54 and M6 motorways. There is a selection of local shopping just a stones throw away along with bus routes into the city centre. New Cross Hospital and the popular Bentley Bridge Retail park is also relatively close by as is Jaguar Land Rover commercial development.

### Approach

Set back on a corn plot with a large front garden with off-road parking and access to the rear garage, side gate to the rear garden and front door.

### Porch

Double glazed windows, fitted cupboard and door to the entrance hallway.

### Entrance Hallway

Radiator, ceiling light point, pantry cupboard with a double glazed window, stairs rising to the first floor and doors to the lounge, dining room and kitchen.

### Lounge

12' into bay x 11' 11" max ( 3.66m into bay x 3.63m max )

Double glazed window to the side, radiator, ceiling light and gas fireplace.



## Dining Room

13' max x 11' 11" max ( 3.96m max x 3.63m max )

Gas fireplace, ceiling light point with fan, radiator and double glazed sliding door to the rear garden.

## Kitchen

12' 1" max x 8' max ( 3.68m max x 2.44m max )

Matching wall and base units with stainless steel sink and drainer, plumbing point for washing machine, gas cooker point, wall mounted boiler, partly tiled walls, radiator, ceiling light point, double glazed windows to the front and side and double glazed door to the rear garden.

## First Floor Landing

Ceiling light point, loft access, double glazed window heading up the stairs and doors leading to all bedrooms and bathroom.

## Bedroom One

13' max x 11' 11" max ( 3.96m max x 3.63m max )

Double glazed window to the side, ceiling light point, fitted wardrobe, radiator and gas fireplace.

## Bedroom Two

11' 11" max x 10' max ( 3.63m max x 3.05m max )

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

## Bedroom Three

9' x 8' ( 2.74m x 2.44m )

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

## Bathroom

Panelled bath, shower tray with curtain rail, wash hand basin, extractor fan, partly tiled walls and double glazed window to the front.

## Separate Wc

Low flush WC, ceiling light point and double glazed window to the front

## Outside Rear

Low maintenance rear garden with patio areas, timber fencing, side gate, apple and pear tree, outside tap point

## Outside Front

Front gates to access off-road parking and rear garage, large lawn with path leading to a patio area, air raid shelter.

## Garage

Up and over door, two ceiling light points and window and door to side.



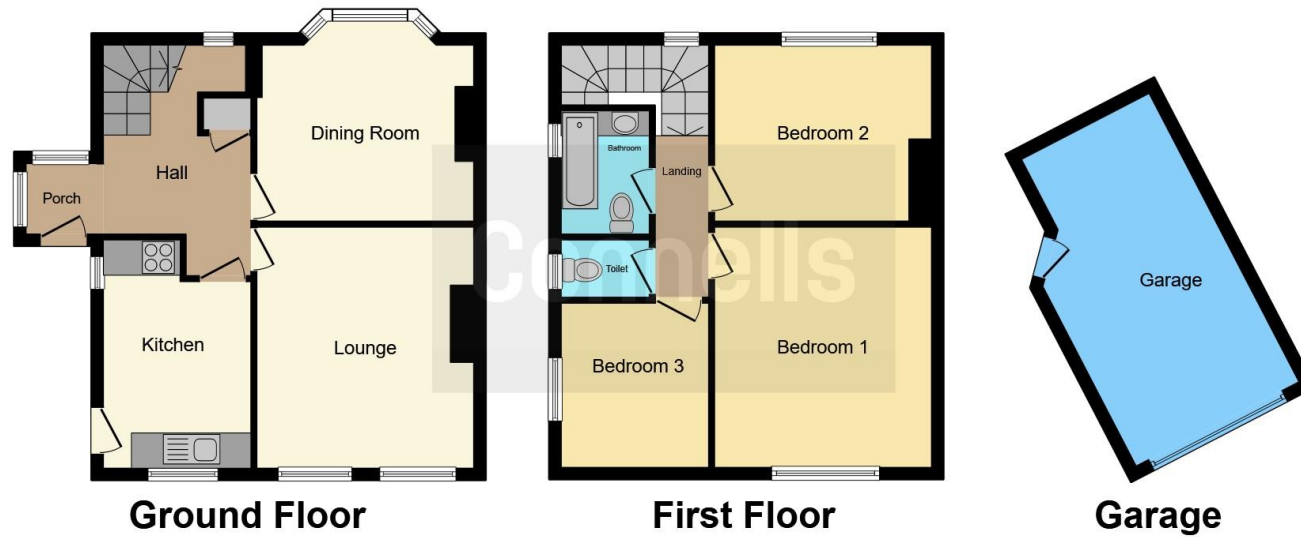












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH329648](http://connells.co.uk/Property/WVH329648)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH329648 - 0005