



**Connells**

Wobaston Road  
Fordhouses Wolverhampton



### Property Description

Connells Wolverhampton is offering for sale this highly deceptive and pleasantly presented traditional semi-detached home conveniently located for both the M54, i54 and M6 motorways.

Externally there is ample off road parking and garage to side as well as a large rear garden which requires viewing to appreciate. Internally there is a spacious sitting room/dining room to front, large lounge to rear with a fitted kitchen and ground floor guest wc. The first floor has a selection on three bedrooms and a fitted bathroom.

For further details please contact Connells.

### Location And Area

Situated close to the main Stafford Road with commuting links to the M54 and M6 motorways also with the i54 just a stone's throw away. Popular schooling and shopping can be found nearby within the areas of Wolverhampton, Pendeford, Fordhouses and the popular Bentley Bridge retail park

### Entrance Porch

Double glazed french doors to front access, double glazed door leading to hall, spotlights to ceiling, tiled floor.

### Entrance Hall

Tiled floor, stairs to first floor landing, double glazed door leading to porch, central heated radiator.

### Dining Room/ Sitting Room

15' 6" into nay x 11' ( 4.72m into nay x 3.35m )

Triple glazed bay window to front, door to hall, central heated radiator.

### Lounge

17' 5" max x 13' ( 5.31m max x 3.96m )

Door to kitchen, door to hall, double glazed french doors to rear entertainment patio area, electric wall mounted fire, central heated radiator, wall storage with shelving.

### Kitchen

Large L shaped kitchen with double glazed window over looking the rear garden, door to rear entrance, door to lounge, selection of fitted wall and base units with roll top work surfaces with electric hob, oven and extractor, heated towel rail, part tiled walls, central heated radiator and sink unit, plumbing for automatic washing machine.

### Rear Entrance

Double glazed door to rear, door to kitchen, tiled floor, door to downstairs wc.

### Downstairs Wc

Double glazed window to rear, low flush toilet, wall mounted wash basin set in a vanity unit, central heated radiator, tiled floor.

### First Floor Landing

Double glazed window to side, stairs to ground floor, doors to various rooms.

### Bedroom One

14' x 11' ( 4.27m x 3.35m )

Triple glazed windows to front, central heated radiator, door to landing.

### Bedroom Two

11' x 11' 6" ( 3.35m x 3.51m )

Double glazed window to rear, central heated radiator, door to landing, loft access.

### Bedroom Three

8' 6" x 6' 2" ( 2.59m x 1.88m )

Triple glazed window to front, central heated radiator, door to landing.

### Family Bathroom

Double glazed window to rear, door to landing, fitted suite with a panelled bath, fitted shower and screen, wash hand basin set in a vanity unit, storage cupboard, low flush toilet, spotlights and heated towel rail.

### Outside Front

Slate area with off road parking to front, plants and shrubs.

### Garage

23' x 8' ( 7.01m x 2.44m )

Up and over door to front, door to kitchen.

### Outside Rear

Large rear garden with a lawned area and entertainment paved patio area and external water tap.









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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH330349](http://connells.co.uk/Property/WVH330349)**

Tenure: Freehold



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