



**Connells**

Westering Parkway  
Moseley Parklands Wolverhampton



### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented and highly deceptive extended three bedroom semi detached home. The property is situated in a desirable location and is available with NO UPWARD CHAIN.

Externally the property has off road parking to front, pleasant rear garden with entertainment patio area, detached outbuilding ideal for home office workshop. Internally there is an entrance hall, spacious lounge, fitted kitchen with breakfast entertainment area and adjoining feature garden room. The first floor has three bedrooms and fitted bathroom.

### The Location & Area

Situated on a popular development which offers fantastic commuting access the M54 and M6 motorways. There is a fantastic selection of local shopping and popular schools nearby. Further shopping can be found within Wednesfields Bentley Bridge retail park.

### Entrance Porch

Double glazed french doors to front, double glazed window to front, door to entrance hall.

### Entrance Hall

Door to entrance porch, stairs to first floor landing, feature Karndean flooring, central heating radiator.

### Lounge

14' 3" x 11' 7" ( 4.34m x 3.53m )

Double glazed bow window to front, feature Karndean flooring, door to hall, archway leading to dining room, panelled effect walls, central heating radiator.

### Kitchen

14' 7" x 9' 3" ( 4.45m x 2.82m )

Opening to garden room, archway leading to lounge, tiled floor, a selection of fitted wall and base units with square edge works surfaces, complimentary breakfast bar, central heating radiator, gas hob with oven and extractor, spotlights to ceiling, tiled flooring.

### Garden Room

13' 3" x 9' 5" max ( 4.04m x 2.87m max )

Double glazed french doors and windows overlooking the rear garden, double glazed skylight to ceiling, vaulted ceiling, open to kitchen, ceiling speakers, spotlights to ceiling, central heating radiator.



### First Floor Landing

Loft access, airing cupboard, stairs to ground floor, doors to various rooms.

### Bedroom One

11' 7" x 9' ( 3.53m x 2.74m )

Double glazed window to front, central heating radiator, door to first floor landing.

### Bedroom Two

9' 2" x 8' 7" ( 2.79m x 2.62m )

Double glazed window to rear, central heating radiator, door to first floor landing.

### Bedroom Three

8' 6" x 5' 8" ( 2.59m x 1.73m )

Double glazed window to rear, central heating radiator, door to first floor landing. This room is suitable for home office/nursery due to the size.

### Family Bathroom

Double glazed window to side, fitted suite with a panelled bath, fitted shower and screen, wash basin set in a vanity unit, low flush toilet, heated towel rail.

### Outside Front

Ample off road parking to front, gate to rear access.

### Outside Rear

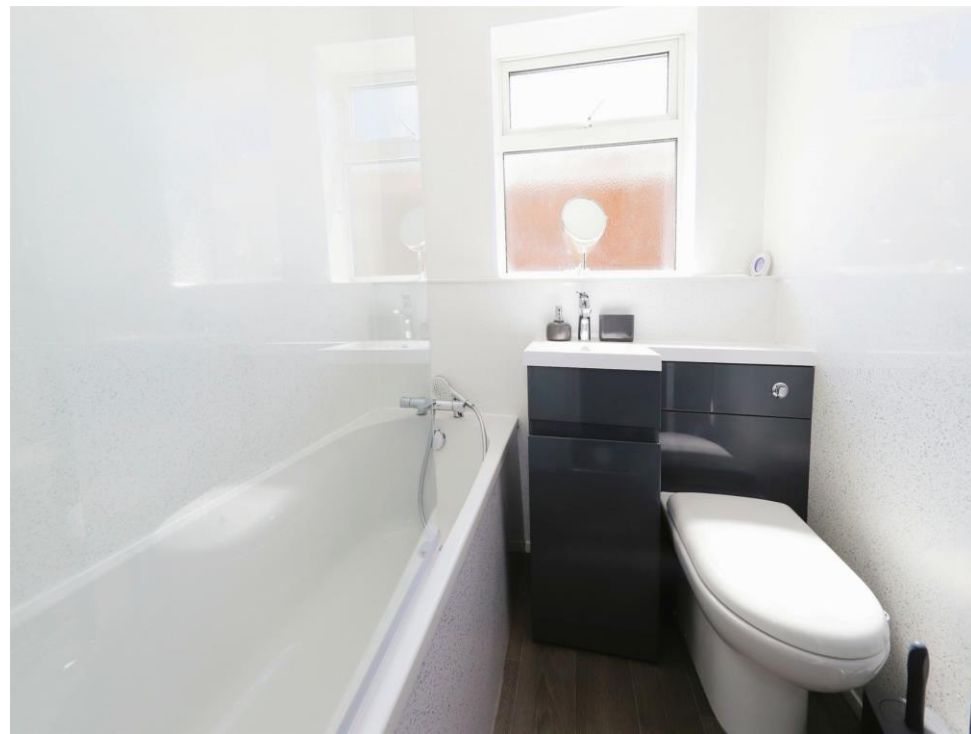
Having a large entertainment paved patio area, further entertainment patio, lawned area, side access, gate to front, water tap.

### Detached Home Office/ Workshop

13' 5" x 8' 3" ( 4.09m x 2.51m )

Double glazed french doors to front access, door to side access.









**Ground Floor**

**First Floor**

**Home Office/  
Workshop**

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/WVH330194](http://connells.co.uk/Property/WVH330194)**

Tenure: Freehold



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