



**Connells**

Park Lane  
Fallings Park Wolverhampton





### Property Description

Connells Wolverhampton bring to the market this deceptively large and spacious three bedrooms extended mid-terraced property in Fallings Park. Having large rooms this property should be viewed in order to appreciate.

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

Viewing is highly recommended.

### Location And Area

Situated close to the main Cannock Road linking to New Cross Hospital, M6 and M54 motorways, Bentley Bridge Retail Park and Wednesfield shopping centre is also nearby.

### Entrance Hall

Double glazed door to front, doors to various rooms.

### Lounge

12' 8" x 11' ( 3.86m x 3.35m )

Double glazed window to front, gas fire, door to entrance hall.

### Sitting Room

13' 5" x 11' ( 4.09m x 3.35m )

Double glazed door to rear, radiator, door entrance hall.

### Kitchen

9' 4" x 7' ( 2.84m x 2.13m )

Range of wall and base units, inset sink, space for a cooker, space for various appliances, door to dining room.

### Dining Room

11' 11" x 16' max ( 3.63m x 4.88m max )

Double glazed window to side, double glazed door to rear, double glazed window to rear, door to small inner entrance hall.

### Downstairs Shower Room

Electric shower, pedestal sink, low flush toilet, door to small inner entrance hall.



## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 8" x 11' 4" ( 3.86m x 3.45m )

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

## Bedroom Two

12' 5" x 11' 4" ( 3.78m x 3.45m )

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

## Bedroom Three

8' 7" x 7' ( 2.62m x 2.13m )

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

## Bathroom

Double glazed window to front, panelled bath, pedestal sink, radiator, low flush toilet, door to landing.

## Outside Front

Small court yard style garden to front, side shared access.

## Outside Rear

Large mostly lawned rear garden ideal for those with children.















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/WVH329989](http://connells.co.uk/Property/WVH329989)**

Tenure: Freehold



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