



**Connells**

Woodland Road  
Finchfield Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this outstanding and significantly extended and improved three bedroom semi detached family property in a popular residential location. Featuring a stunning 30ft entertainment style kitchen, this property must be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge with feature wooden burner and bay windows, downstairs wc, entertainment style kitchen diner with feature breakfast bar island, roof lantern and bifold doors. To the first floor there three bedrooms and large family bathroom. Externally there is garage with utility area, off road parking to front and a generous enclosed rear garden ideal for families.

### The Location & Area

Set to the south west of Wolverhampton City Centre in the highly regarded location of Finchfield with excellent local schooling and superb local amenities. Only a short drive away from Penn Common and Penn Hospital, Easy access to A449 route for commuters.

### Entrance Hall

Double glazed door to front, feature stained glass window to front, central heating radiator, stairs to first floor, doors to various rooms.

### Entertainment Kitchen Diner

30' 3" x 25' 2" ( 9.22m x 7.67m )

Double glazed bifold doors to rear, feature designer column radiators to side, two roof lanterns, large breakfast bar island with inset five ring gas burner hob, integrated double ovens, inset sink, integrated fridge, freezer and dishwasher, extractor fan, underfloor heating, door to utility door to entrance hall.

### Lounge

11' 6" x 11' 3" ( 3.51m x 3.43m )

Double glazed bay window to front, central heating radiator, feature wooden burner, door to entrance hall.

### Ground Floor Wc

Low flush toilet, wash hand basin, door to entrance hall.

### Utility

Door to kitchen, door to garage.

## First Floor Landing

Double glazed window to side, doors to various rooms.

## Bedroom One

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

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

## Bedroom Two

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

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

## Bedroom Three

9' x 7' ( 2.74m x 2.13m )

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

## Family Bathroom

Double glazed window to front, vanity sink, low flush toilet, L shaped panelled bath with shower, central heating radiator, door to first floor landing

## Outside Front

Large tarmac providing ample off road parking.

## Garage Storage Area

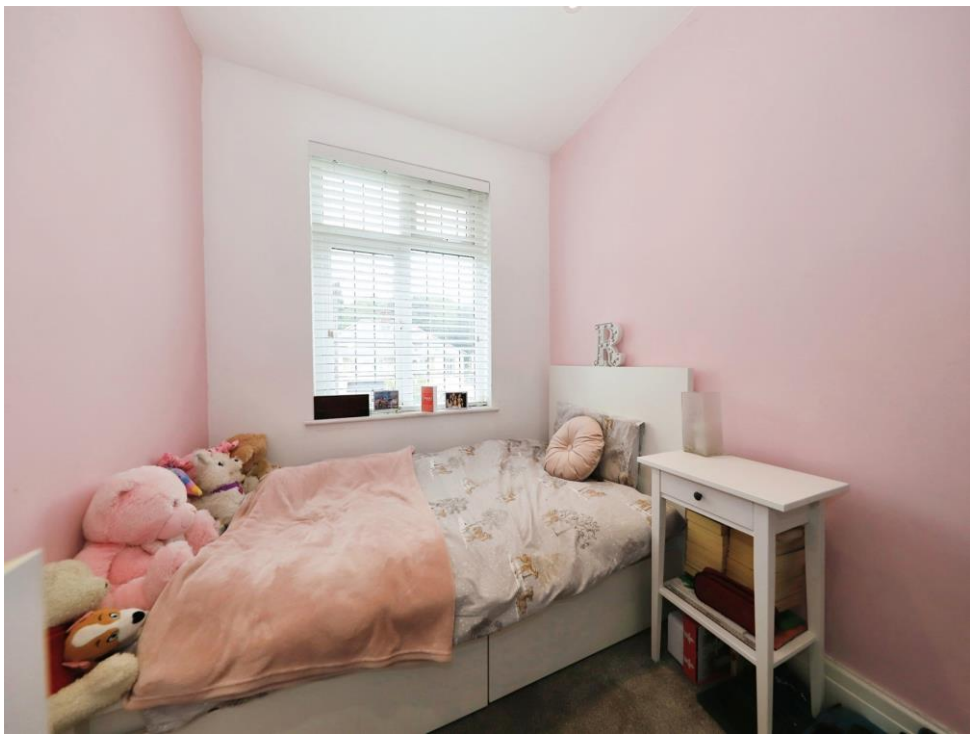
7' x 6' 5" ( 2.13m x 1.96m )

Up and over door to front, door to utility.

## Outside Rear

Large lawned area, surrounding panel fences. The Vendor advises the garden is south facing.









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: C**

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Tenure: Freehold



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