



**Connells**

Smallshire Close  
Wednesfield Wolverhampton



# Smallshire Close Wednesfield Wolverhampton WV11 3SL

for sale offers over  
**£475,000**



## Property Description

Here is your chance to purchase a highly deceptive and unique designed and rare modern detached home situated in a popular cul-de-sac location. The home offers flexible living accommodation with 6/7 bedrooms and annex style ground floor accommodation suitable for an independent relative.

This interesting home has ample off road parking to front and a pleasant rear garden. Internally there is an entrance hall, spacious lounge, fitted breakfast kitchen, ground floor guest wc, 6 first floor bedroom with master ensuite and separate family bathroom. THE GROUND FLOOR also has annex style accommodation with a ground floor kitchen, adjoining shower room, sitting room/ guest bedroom 7 and a large 28ft family room to side.

Viewing is highly recommended to appreciate this wonderful and redesigned home on offer, for further details please contact the award winning Connells in Wolverhampton.

## Location And Area

Situated in a popular part cul-de-sac location within the ever sought after area of Wednesfield, Wednesfield is noted for its popular shopping which includes Bentley Bridge Retail Park. Popular schools, doctors, dentists, public houses and eateries are all within close proximity as is the Black Country Route, M6 motorways and M54 for adjoining motorways.

## Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms, tiled floor, central heated radiator.

## Rear Porch

Double glazed door to rear access, door to breakfast kitchen.

## Ground Floor Guest Wc

Low flush toilet, pedestal wash basin, door to hall, tiled flooring.

## Lounge

12' 2" x 15' 7" ( 3.71m x 4.75m )

Double glazed patio doors to rear, central heated radiator, door leading to hall, electric fire, laminate flooring.

## Breakfast Kitchen

14' 7" x 8' 1" ( 4.45m x 2.46m )

Double glazed door and double glazed window to rear access, wall and base units, roll top worksurfaces, breakfast bar, pantry storage cupboard, central heated radiator, central heated radiator, part tiled walls, one and a half drainer sink unit, gas hob with oven and extractor, doors to various rooms.

## Additional Annex Accommodation

### Sitting Room/ Guest Bedroom 7

11' x 9' 8" ( 3.35m x 2.95m )

Double glazed window to front, laminate floor, door to hall.



### **Kitchen/ Utility**

15' 4" x 7' 8" max narrowing to 4' 5" min (4.67m x 2.34m max narrowing to 1.35m min)  
Door to shower room, double glazed window to front, door to hall, wall and base units with roll top worksurfaces, plumbing for washer, tiled flooring, sink unit.

### **Ground Floor Shower Room**

Walk in shower area, wash basin, tiled floor, wall heater, double glazed window to side, wall mounted boiler.

### **Family Room**

28' x 8' 3" ( 8.53m x 2.51m )

VIEWING IS HIGHLY RECOMMENDED.  
Double glazed window to front, double glazed patio doors to rear, door to kitchen, central heated radiator, laminate flooring.

### **First Floor Landing**

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

### **Bedroom One**

13' 5" x 12' 7" MAX ( 4.09m x 3.84m MAX )

Double glazed window to front, door to ensuite, door to landing, central heated radiator, built in wardrobe.

### **En-Suite**

Walk in shower, low flush toilet, pedestal wash basin, double glazed window to front, tiled floor, tiled walls, central heated radiator, extractor fan.

### **Bedroom Two**

21' x 8' 2" ( 6.40m x 2.49m )

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

### **Bedroom Three**

11' x 8' ( 3.35m x 2.44m )

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

### **Bedroom Four**

8' 7" x 6' 5" ( 2.62m x 1.96m )

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

### **Bedroom Five**

6' 3" x 9' ( 1.91m x 2.74m )

Double glazed window to rear, door to landing, built in wardrobe, central heated radiator.

### **Bedroom Six**

8' 3" x 6' 5" ( 2.51m x 1.96m )

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

### **Family Bathroom**

Double glazed window to rear, panelled bath, pedestal wash basin, low flush toilet, tiled walls, central heated radiator, door to landing.

### **Outside Front**

Ample off road parking to front.

### **Outside Rear**

Paved patio area, further patio area, artificial lawned area, two sheds, plants and shrubs.

### **Agents Note**

The property is classed as a six bedroom home however due to the unique ground floor additional accommodation the property may have potential for annex style living with a ground floor potential guest bedroom seven/ sitting room.



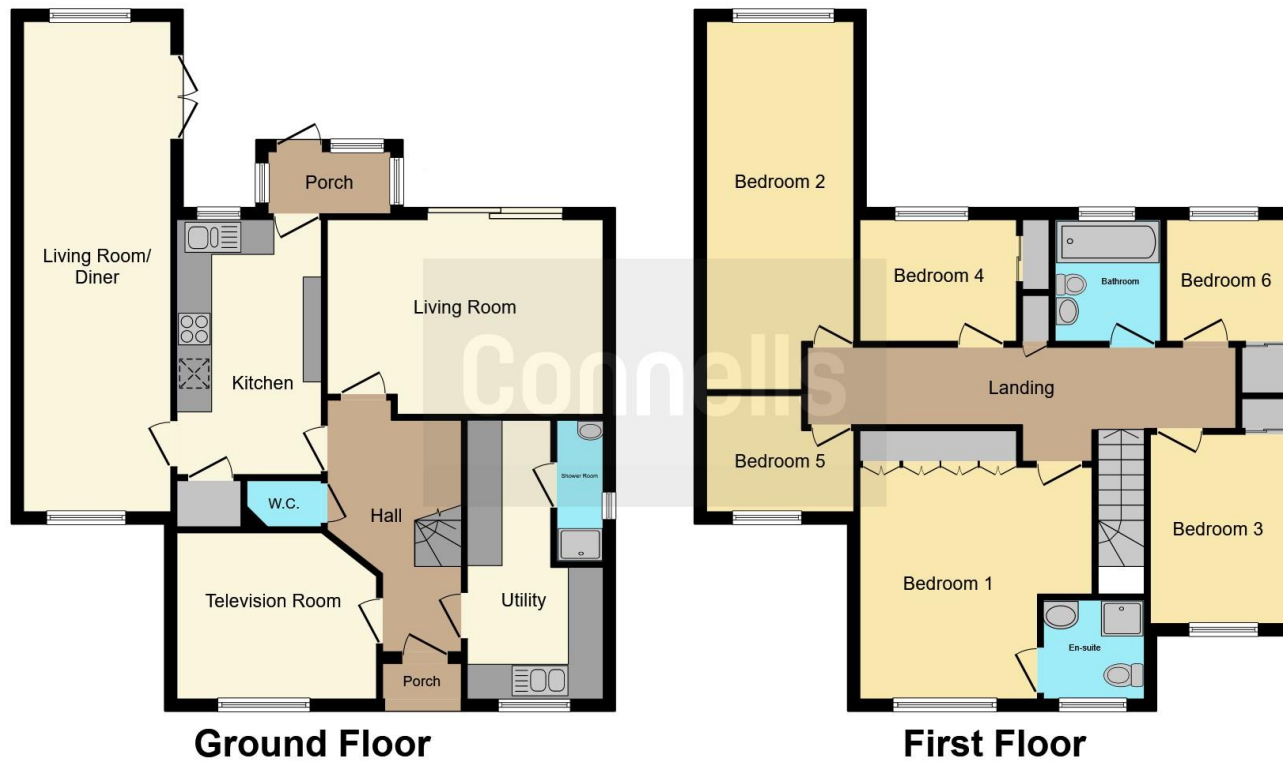












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**view this property online [connells.co.uk/Property/WVH329159](http://connells.co.uk/Property/WVH329159)**

Tenure: Freehold



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