



Connells

Frederick Road
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton are thrilled to bring to the market this exceptionally large and spacious three bedroom extended detached family property. Benefiting from a large amount of internal and external space this property must be viewed in order to fully understand and appreciate the accommodation on offer.

The property comprises of an entrance porch, entrance hall with feature flooring and stunning stain glass windows and doors, attractive lounge with a bay window to front, large over 33ft long extended family room with bifold doors to the rear, modern fitted kitchen with adjoining utility and downstairs wc. Three bedrooms, the master has potential to create a fourth bedroom and a large family bathroom. Externally there are front, side and rear gardens, as well as a detached garage to rear.

Location And Area

Situated just a stone's throw away from popular shopping within Wednesfield and Bentley Bridge retail park. There is an abundance of shops, eateries, schooling, doctors and dentists. The M54 and M6 motorways are also relatively close by.

Entrance Porch

Double glazed window to front, feature flooring and stained glass door to the entrance hall.

Entrance Hall

Stunning feature stone flooring, radiator, stain glass door to front, radiator, stairs access, doors to various rooms.

Lounge

14' 6" x 11' 9" plus the bay (4.42m x 3.58m plus the bay)

Double glazed bay window to front with feature stain glass windows, radiator, door to entrance hall.

Extended Family Room

33' 7" x 11' 2" (10.24m x 3.40m)

Door to entrance hall, three radiators, feature bifold doors to rear, feature lighting and door to entrance hall.

Modern Fitted Kitchen

14' 6" x 9' (4.42m x 2.74m)

Double glazed window to side, range of full length kitchen units as well as base units, roll top work surfaces, integrated oven, five ring burner, extractor, integrated dishwasher, space for an American fridge freezer, inset sink, feature quarry tiled flooring, door to utility.

Utility

7' 9" x 9' 7" (2.36m x 2.92m)

Plumbing for a washing machine, space for a tumble dryer, Worcester Bosch boiler, worksurfaces, door to downstairs wc, double glazed door to rear, double glaze window to side.

Downstairs Wc

Double glazed window to side, low flush toilet, wash hand basin, door to utility.

First Floor Landing

Loft access, double glazed window to side, doors to various rooms.

Bedroom One

21' 8" x 11' 9" (6.60m x 3.58m)

Double glazed window to rear, fitted wardrobe, radiator, door to landing, integrated stereo speaker system with a control system, door to landing.

Please note this room have the potential to be split into two rooms to create bedroom four.

Bedroom Two

11' 9" x 13' 3" (3.58m x 4.04m)

Double glazed window to front, radiator, inset speaker system, separate control system, door to landing.

Bedroom Three

7' 1" x 9' 10" (2.16m x 3.00m)

Double glazed window stain glass window to front, stereo speaker system with a control unit, door to landing.

Family Bathroom

Double glazed window to rear, double glazed window to side, mixer shower in a cubicle, corner bath, low flush toilet, wash hand basin, speaker system with separate control unit.

Garage

Detached garage with an up and over door to front.

Outside Front

Garden area which sweeps round to the side of the property which has hard standing gravel allowing off road parking.

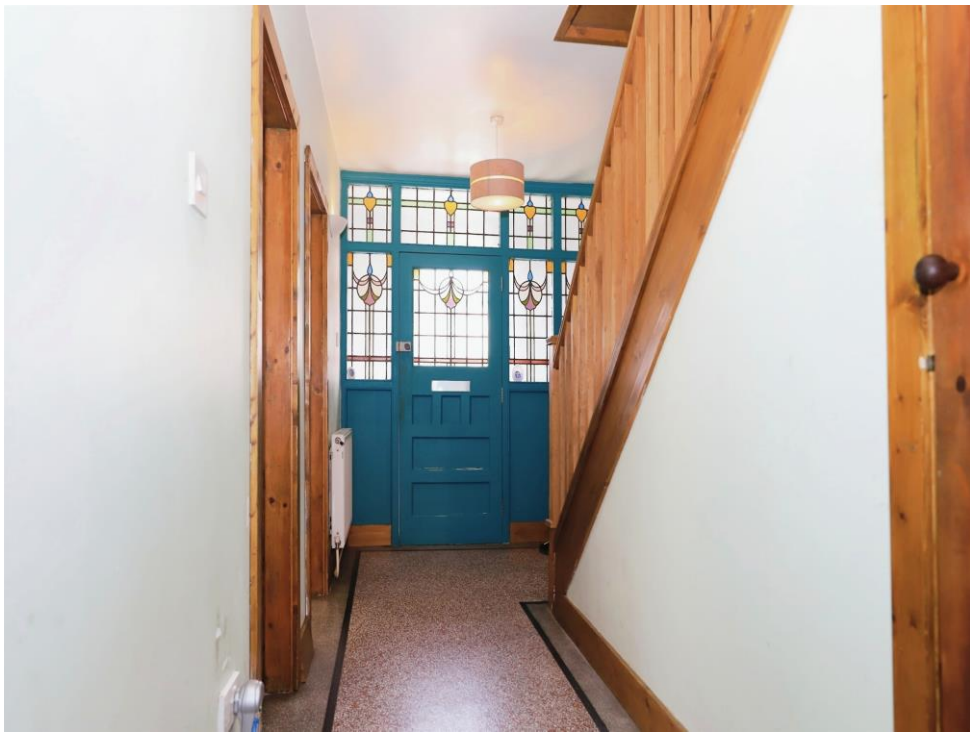
Outside Rear

Generously proportioned enclosed garden which is mostly lawned surrounded by a range of fencing.

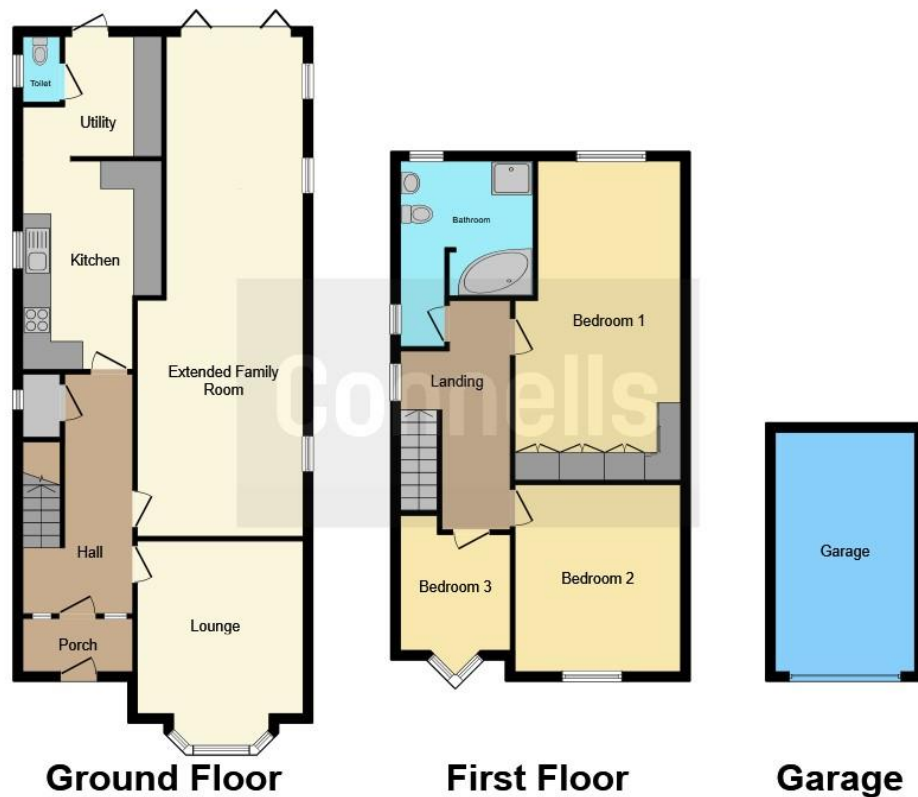
Agents Note

Please note this property is currently a three bedroom home it could be converted to a four bedroom with the instillation of a partition wall in the master bedroom subject to necessary planning and consents.









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

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EPC Rating: D

view this property online connells.co.uk/Property/WVH330287

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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