



Connells

Wood Hayes Road
Wednesfield Wolverhampton



Property Description

A modern link detached bungalow situated on the border of Wednesfield and Westcroft within a semirural location off Blackhalve Lane. The CHAIN FREE bungalow is ready and available now!

The property comprises of ample off road parking to front, carport and garage with pleasant rear garden. Internally there is an entrance hall spacious lounge diner, fitted kitchen, conservatory, one/two bedrooms (currently knocked into one room by the current owner see Agents Note).

The Location & Area

Situated in a semi rural location where there is a fantastic selection of local shops nearby and access the M54 and M6 motorway via the main Cannock Road. There is a selection of doctors, dentists and public houses with eateries within Wednesfield along with the Bentley Bridge retail park.

Entrance Hall

Double glazed door to side access, central heating radiator, doors to various rooms.

Lounge Diner

18' 2" x 15' 9" max narrowing to 10' 5" min (5.54m x 4.80m max narrowing to 3.17m min)

Double glazed window to side, central heating radiator, gas fire with fitted surround, double glazed patio doors to conservatory, door to hall.

Kitchen

9' x 7' 8" (2.74m x 2.34m)

Double glazed window to side, wall and base units with roll top work surfaces, one and half drainer sink unit, gas hob with oven and extractor, central heating radiator, tiled floor, part tiled walls., door to entrance hall.

Conservatory

16' 6" x 8' 1" (5.03m x 2.46m)

Double glazed patio door to lounge diner, central heating radiator, double glazed french door to side, double glazed windows looking over the rear garden.



Bedroom One

10' 9" x 9' 2" into wardrobes (3.28m x 2.79m into wardrobes)

Double glazed window to front, central heating radiator, built-in wardrobe.

Bedroom Two

10' 8" into wardrobe x 9' (3.25m into wardrobe x 2.74m)

Double glazed window to front, central heating radiator, built-in wardrobes (see Agents Note).

Shower Room

Double glazed window to side, airing cupboard, pedestal wash basin, low flush toilet, walk-in shower area, part tiled walls, tiled floor, door to hall

Outside Front

Off road parking to front, trees, plants and shrubs, paved area.

Garage

Up and over door to front access, door to side, entrance, double glazed window to rear.

Carport

Double gates leading to front, access to garage.

Outside Rear

Lawned area, paved patio area, trees, plants and shrubs, wooden built shed.

Agents Note

Please note property was built and designed as a two bedroom bungalow. The current owners have knocked the internal wall from between Bedroom One and Two. An internal stud wall and door would be requiring before confirming this as a two bedroom property.









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: Awaited

Tenure: Freehold

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