



Connells

Conway Crescent
Willenhall



Property Description

The award winning Connells Wolverhampton branch a proud to bring Conway Crescent to the market. A stylish three-bedroom semi-detached family home nestled within the highly sought-after Broadway estate in the New Invention area of Willenhall. This impressive property is offered with no onward chain, making it an excellent opportunity for buyers looking for a seamless transition into their new home.

As you enter, you are greeted by an extended porch that leads into a welcoming entrance hallway, setting the tone for the rest of the home. The modern kitchen features contemporary finishes and ample storage space. The converted garage provides a blank canvas, allowing you to customise this versatile area to create the room of your choice-be it an office, playroom or additional living space, just a few finishing touches away from completion.

The spacious lounge, complemented by a dining area, is ideal for entertaining guests or enjoying cosy family evenings. The property also has a conservatory to add additional living space for a growing family.

Heading upstairs, you'll discover three generously sized bedrooms, each providing a retreat for relaxation. The family bathroom is well-appointed for your convenience and a separate WC adds practicality for busy mornings.

Outside, the property boasts a driveway offering ample parking and a low-maintenance rear garden.

Location And Area

Situated just off the Lichfield Road on the ever popular Broadway Estate, there are a wonderful selection of schools nearby to include the New Invention Junior School, Coppice Performing Arts School and Oak Meadow Primary School. There are bus routes linking to Walsall, Bloxwich and Wolverhampton which are also relatively close.

Approach

Set back from the roadside with a driveway for ample parking with access to the main accommodation and side gate.

Porch

Double glazed window to the front, ceiling light point and door to the entrance hallway.

Entrance Hallway

Ceiling light point, double glazed window to the front, radiator, storage cupboard, stairs rising to the first floor and doors leading to the converted garage, kitchen and lounge.

Converted Garage

14' x 7' (4.27m x 2.13m)

Double glazed window to the front and ceiling light point.

Kitchen

11' x 7' (3.35m x 2.13m)

Matching wall and base units with composite one and a half sink and drainer with mixer tap, integrated oven, fridge and freezer, four ring electric hob with extractor hood, plumbing point for washing machine, wall mounted boiler and a double glazed window to the side .

Lounge

18' max x 15' 11" max (5.49m max x 4.85m max)

Log burner, ceiling light point, two radiators and doors to the entrance hallway and conservatory.

Conservatory

10' 5" x 9' 8" (3.17m x 2.95m)

Ceiling light point with fan, double glazed windows and doors to the lounge and garden.

First Floor Landing

Double glazed windows to side and front, loft access, ceiling spotlights and doors to all bedrooms, bathroom and separate W/C.

Bedroom One

11' x 11' 9" (3.35m x 3.58m)

Double glazed window to the front, built-in wardrobes, storage cupboard, radiator and ceiling light point.

Bedroom Two

13' max x 8' 11" max (3.96m max x 2.72m max)

Double glazed window to the rear, ceiling light point and radiator.

Bedroom Three

9' x 9' (2.74m x 2.74m)

Double glazed window to the rear, radiator and ceiling light point.

Bathroom

Panelled bath with shower overhead, wash hand basin unit, tiled walls, heated towel rail, ceiling spotlights and a double glazed window to the side.

Separate Wc

Low flush WC, tiled walls, ceiling light and double glazed window to side.

Outside Rear

Low maintenance block paved rear garden with timber fencing and side gate.









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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330520



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH330520 - 0006