

Conway Crescent Willenhall

# Connells

# Conway Crescent Willenhall WV12 5TP

# for sale offers in the region of £240,000



### **Property Description**

The award winning Connells Wolverhampton branch a proud to bring Conway Crescent to the market. A stylish three-bedroom semidetached 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.











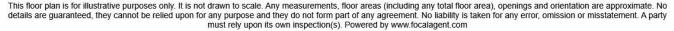






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**EPC** Rating: D

Tenure: Freehold





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