



Connells
FOR SALE

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Smallshire Close
Wednesfield Wolverhampton

Smallshire Close Wednesfield Wolverhampton WV11 3SL

for sale offers in the region of
£320,000



Property Description

Connells Award Winning Estate Agent in Wolverhampton is offering for sale this stunning restyled modern town house property offering flexible living accommodation. Viewing is highly recommended to appreciate the current owners choice of decor and design on this wonderful family home. For further details please contact Connells.

Externally there is off road parking, store to side, pleasant and low maintenance rear garden with rest area. Internally there is a wonderful entrance hall, guest floor guest wc, beauty room/home office (currently incorporating the original garage), redesigned entertainment kitchen area with feature centre island and adjoining sitting room/lounge. Set over the first and second floors is a fantastic selection of flexible bedrooms with four/five bedrooms, master en-suite refitted luxury family bathroom, dressing area and walk-in wardrobe.

The Location & Area

Situated on a modern development within a cul-de-sac location and conveniently located for the both the M54 and M6 motorways. Wednesfield and Willenhall shopping centres area nearby to include the popular Bentley Bridge retail park. Popular schooling, doctors, dentists and nursery are also close by.

More About The Property

This property has been restyled by the current owners and offering beautifully presented and showhome style living. The property also has under floor heating and a fitted alarm style along with many other luxury designs.

Entrance Hall

Double glazed door to front access, stairs to floor landing, feature porcelain tiled and heated floor, storage cupboard, spotlights to ceiling, smoke alarm, door to various rooms.

Ground Floor Guest Wc

Refitted suite with a low flush toilet, wall mounted wash basin, feature porcelain tiled and heated floor, heated towel rail, wall mirror, extractor fan, door to entrance hall,

Breakfast Kitchen

14' 9" x 12' 1" (4.50m x 3.68m)

VIEWING HIGHLY ADVISED. A stunning and refitted German style with complementary centre island and quartz work tops and matching splashbacks, opening to family lounge sitting area, door to entrance hall, feature porcelain tiled and heated floor, feature radiator, spotlights to ceiling, inset sink with Quooker cold & instant hot water tap, wall mounted boiler, Siemens integrated appliances to include dishwasher, induction hob with oven and microwave and fridge.

Sitting Room/ Family Lounge

15' 7" x 10' 6" (4.75m x 3.20m)

Incorporating part of the kitchen area. Feature aluminium bifolding doors with complementary window blinds to main patio area, door to entrance hall, vaulted ceiling area with four double glazed skylights with remote electric opening and blinds,

Home Office/ Beauty Room

Door to garage/storage, door to entrance hall, wall storage, auto lighting, spotlights to ceiling, central heating radiator, feature porcelain tiled flooring.

First Floor Landing

Stairs to ground floor and second floor, doors to various rooms, central heating radiator.



Bedroom Two & Three

13' 2" max narrowing to 10' " min x 16' 8" (4.01m max narrowing to 3.05m min x 5.08m)

Please note this area was previously the original lounge and has the potential to become two bedrooms (an internal studwork and door would be required). Two double glazed windows to rear, central heating radiator, door to first floor landing (currently used as one bedroom).

Bedroom Four

10' 1" x 9' 9" into wardrobes (3.07m x 2.97m into wardrobes)

Double glazed window to front, built-in mirrored wardrobes, central heating radiator, door to first floor landing.

Bedroom Five

6' 10" into wardrobe x 10' 1" (2.08m into wardrobe x 3.07m)

Double glazed window of front, built-in wardrobe, central heating radiator, door to first floor landing.

Family Bathroom

Refitted and redesigned family bathroom with bath with fitted shower and screen, tiled floor, tiled walls, LED feature mirror, quartz shelving, spotlights to ceiling, wash basin set in a vanity unit, low flush toilet, heated towel rail, extractor fan, spotlights to ceiling, door to first floor landing.

Second Floor Landing

Smoke alarm, spotlights, central heating radiator, door to Bedroom One, stairs to first floor landing.

Bedroom One With Dressing Area

22' 6" max x 17' 6" max narrowing to 10' min (6.86m max x 5.33m max narrowing to 3.05m min)

Two central heating radiators, opening to main dressing area with selection of wardrobes, spotlights to ceiling, loft access with pull down ladders, door to en-suite, door to second floor landing, door to dressing area. double glazed skylight to ceiling, double glazed window to rear.

Walk-In Wardrobe

Wall shelving, central heating radiator, door to Bedroom One.

En-Suite

Fitted suite with a walk-in shower area, low flush toilet, wall mounted wash basin, central heating radiator, extractor fan, tiled floor, heated towel rail.

Outside Front

Block paved off road parking, open canopy to front, lighting.

Outside Rear

Low maintenance rear garden with feature limestone flagstones entertainment patio area, artificial lawned area, wall lighting, power point, gate to side access.

Rest Area

Open canopy area situated to rear with artificial lawned area, opening to rear garden.

Wood Shed/ Play House

Door to main garden.

Store

Previous part of the garage. Feature porcelain tiled floor, remote control roller shutter to front access, door to beauty room/home office, plumbing for washing machine.

Agents Note

Lee Cooke, Senior Local Director recommends viewing to fully appreciate the home. The property has been redesigned by the current owners and has potential for a fifth bedrooms subject to internal wall and door. Please take advice before confirming.









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

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EPC Rating: C

view this property online connells.co.uk/Property/WVH330507

Tenure: Freehold



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