



**Connells**

Barnwood Road  
Pendeford Wolverhampton





### Property Description

Connells Wolverhampton have the delight of bringing to the market this deceptively spacious three bedroom end-terraced family property in a popular cul-de-sac location. Having a large and useful layout this property should be viewed in order to appreciate.

The property comprises of an entrance hall, lounge, large entertainment kitchen diner, downstairs wc, three well proportioned bedrooms, separate family bathroom. Externally to the property there is a garden to front, driveway to side and an enclosed rear garden ideal for those with children.

### Location And Area

Barnwood Road's location is highly popular with proximity to schools such as Dovecotes Primary School and Aldersley High School. Nearby shops cater to daily needs, while having a short commute to the M54 motorway and Wolverhampton City Centre.

### Entrance Hall

Double glazed door to front, doors to various rooms, stairs access, storage cupboard, radiator.

### Lounge

10' x 15' 9" ( 3.05m x 4.80m )  
Double glazed window to front, radiator, door to entrance hall.

### Kitchen Diner

12' x 10' ( 3.66m x 3.05m )  
Double glazed window to rear, range of wall and base units, one and a half drainer sink, integrated oven, hob and extractor, plumbing for a washing machine, space for a fridge freezer, space for a dining table, radiator, door to entrance hall.

### Downstairs Wc

Double glazed window to rear, low flush toilet, wash hand basin, door to entrance hall.



## First Floor Landing

Doors to various rooms.

## Bedroom One

14' 3" plus wardrobe recess x 9' 6" ( 4.34m plus wardrobe recess x 2.90m )

Double glazed window to front, radiator, door to landing.

## Bedroom Two

10' 10" x 10' 8" ( 3.30m x 3.25m )

Double glazed window to rear, radiator, door to landing.

## Bedroom Three

11' 4" x 6' 11" max to recess ( 3.45m x 2.11m max to recess )

Double glazed window to rear, radiator, storage cupboard, door to landing.

## Family Bathroom

Double glazed window to rear, panelled bath with an electric shower, pedestal sink, low flush toilet, spotlights and a spotlight extractor, door to landing.

## Outside Front

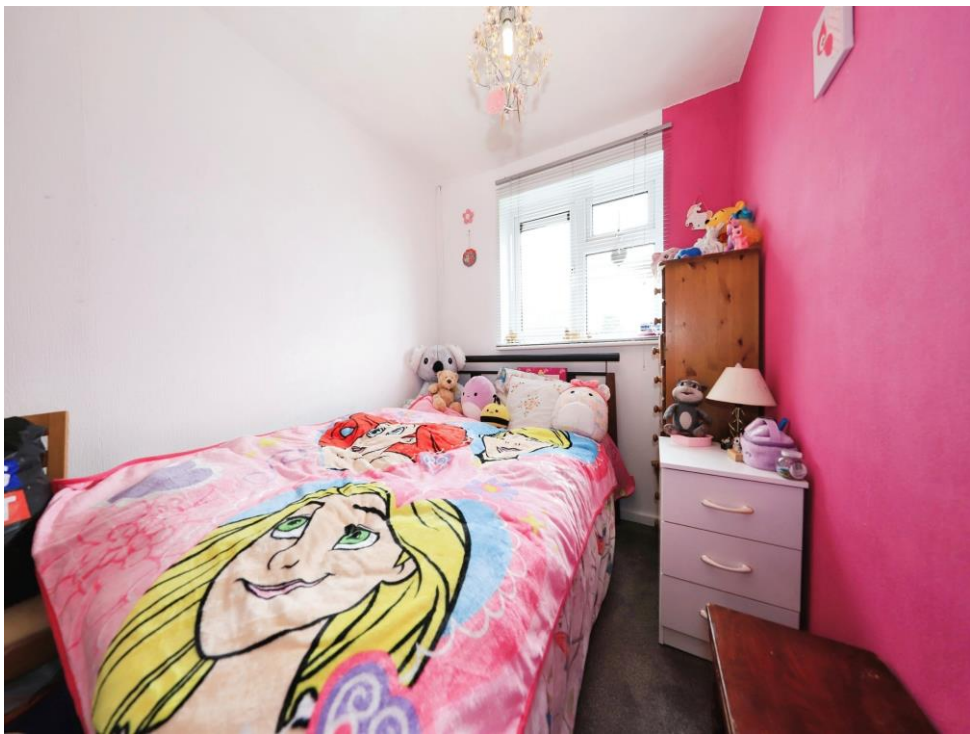
Garden area and driveway to side with gated access to the rear garden.

## Outside Rear

Mostly lawned surrounded by a range of panelled fencing with gated access to the front and gated access to the rear.



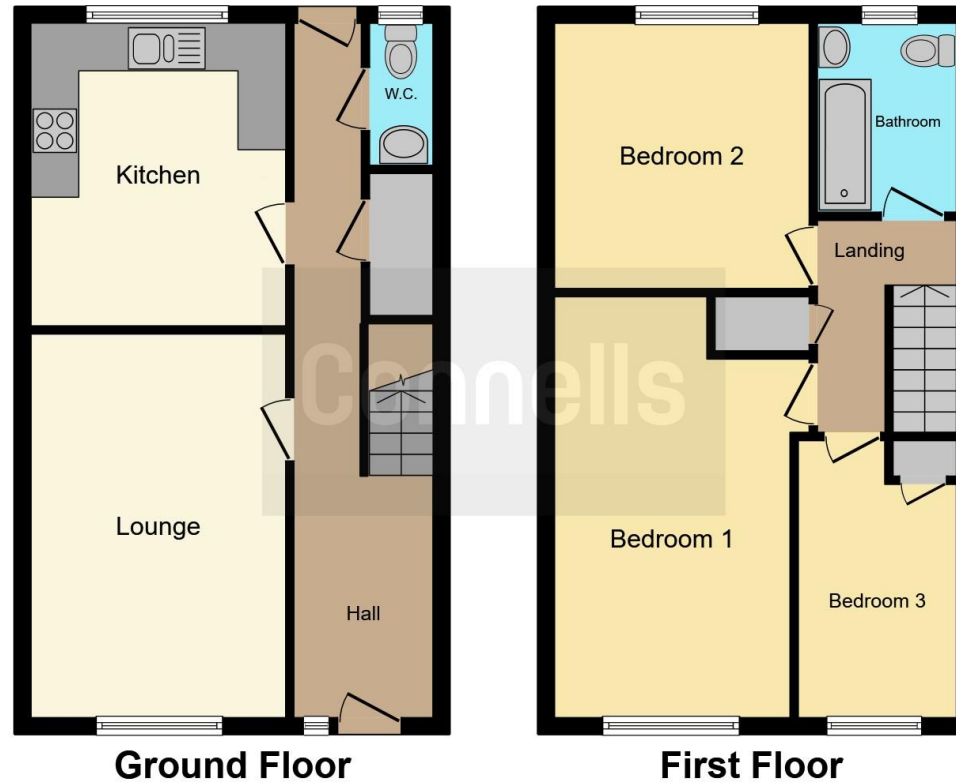












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: D**

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Tenure: Freehold



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