



Connells

Cannock Road
Westcroft Wolverhampton



Property Description

The Award Winning Connells Wolverhampton branch are proud to present to the market Cannock Road, a traditional three bedroom semi detached family home in the sought after Westcroft area. This home presents an exciting opportunity for those looking to create their dream residence. Offered with no onward chain, this property is perfect for buyers eager to modernise and personalise their new home.

As you step through the welcoming porch, you are greeted by an entrance hallway that leads you into a spacious lounge with access to a dining room. The kitchen boasts a breakfast bar and a dining area, alongside a practical utility area and a convenient ground floor WC. Upstairs, you will find three well-proportioned bedrooms and a family bathroom. Outside, the property is complemented by a front garden providing off-road parking, ensuring convenience for residents and visitors alike. To the rear, a generous garden awaits, offering ample space for outdoor activities, gardening or simply enjoying the fresh air. Adding to the appeal is a detached double garage, complete with additional storage space at the bottom of the garden, making it ideal for hobbies, workshop or additional parking.

The Location & Area

With its fantastic potential and desirable location, Cannock Road is an ideal choice for families and investors alike. Don't miss the chance to transform this traditional home into a contemporary haven that perfectly suits your lifestyle. Schedule a viewing today by calling the Connells Wolverhampton branch.

Entrance Hall

Wall light, radiator, stairs rising to first floor, cupboard housing a wall mounted boiler and lighting, doors leading to the lounge and kitchen.

Lounge

19' max x 12' max (5.79m max x 3.66m max)

Original bay window to the front with secondary glazing, gas fireplace, two ceiling light points, double radiator and single radiator, access to the dining room.

Dining Room

10' x 8' (3.05m x 2.44m)

Two wall lights, double radiator, window to the rear and front doors to the rear garden.



Kitchen

18' max x 13' max (5.49m max x 3.96m max)

Matching wall and base units with breakfast bar, integrated double oven and grill, one and a half stainless steel sink and drainer with mixer tap, four ring gas hob, two ceiling light points, double radiator and double glazed windows to the rear and side, door to the utility.

Utility

Plumbing point for washing machine, storage cupboard, windows and doors to the garden and ground floor wc.

Ground Floor Wc

Low flush wc and shelving.

First Floor Landing

Loft access, double glazed window to side, ceiling light point and doors leading to all bedrooms and bathroom.

Bedroom One

11' wardrobe x 10' maximum (3.35m wardrobe x 3.05m maximum)

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

Bedroom Two

11' into wardrobe x 9' max (3.35m into wardrobe x 2.74m max)

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

Bedroom Three

8' x 10' 7" (2.44m x 3.23m)

Original window with secondary glazing to the front, ceiling light point and radiator.

Bathroom

Panelled bath with shower overhead, low flush wc, wash hand basin unit, partly tiled walls, radiator, ceiling light point, window to front and extractor fan.

Outside Rear

A large rear garden with lawned areas, double gates to the front for vehicle access, mature trees, apple and pear trees, greenhouse, outside tap point and a detached double garage with storage space to the rear of the garden.

Detached Double Garage

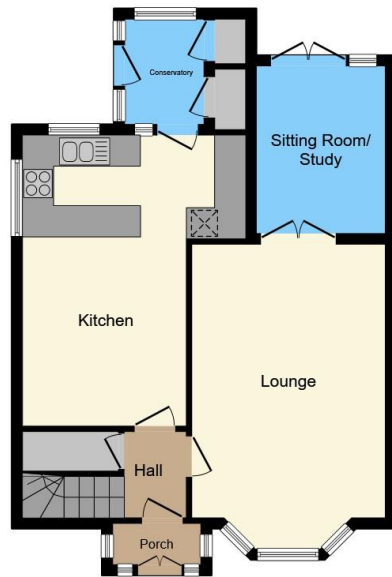
26' max x 14' max (7.92m max x 4.27m max)

Up and over garage door, lighting, power supply and a door to the rear garden.





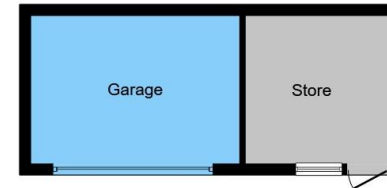




Ground Floor



First Floor



Detached Double Garage

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: D

view this property online connells.co.uk/Property/WVH330570

Tenure: Freehold



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