



Connells
01902 710 170
FOR SALE



Property Description

The award winning Connells Wolverhampton branch are proud to introduce Oak Green, a charming and deceptively spacious three-bedroom semi-detached family home nestled in the sought after area of Tettenhall Wood.

This inviting home features a spacious layout including an entrance hallway, a cosy lounge with a feature log burner, a kitchen with a separate adjoining dining room, convenient utility area with a ground floor WC and a storage area which could be utilised as a potential office. The ground floor also benefits from having a conservatory that overlooks the pleasant rear garden. As you head upstairs you'll find three comfortable bedrooms and a stylish family bathroom.

Outside to the front, the property offers ample off-road parking for ample vehicles, while the well-maintained and larger than average rear garden provides a decking area, additional patio area and lawn, perfect for hosting family barbecues and giving plenty of space for the children to go and play.

Don't miss your chance to purchase this beautiful family home in Tettenhall Wood. Call our Connells Wolverhampton branch today to book your viewing.

Location And Area

Set to the north west of Wolverhampton City Centre close to Tettenhall village with excellent local schools. There is also an impressive array of local shopping facilities and eateries to hand.

Approach

Set back from the roadside behind a front lawn and off-road parking with path leading up to the main accommodation and side door to the rear garden.

Entrance Hallway

Double glazed window to the front, radiator, ceiling light point, storage cupboard, cupboard housing the fuse box, stairs rising to the first floor and doors leading to the kitchen and lounge.

Kitchen

14' 11" x 8' (4.55m x 2.44m)

Matching wall and base units with one and a half stainless steel sink and drainer with mixer tap, partly tiled walls, two double glazed windows to the front, radiator, ceiling spotlights, doors to the hallway, lobby and dining room.

Lobby

Ceiling light point, utility area with plumbing point for washing machine, door to the ground floor WC, space for storage area or potential office and door to the rear garden and kitchen.

Storage Space/ Office

6' 10" x 6' (2.08m x 1.83m)

Window to the side, ceiling light point and power supply.

Ground Floor Wc

Low flush WC, ceiling light point and window to the side.

Dining Room

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

Ceiling light point, radiator, double glazed French doors to the conservatory and access to the kitchen and lounge.

Conservatory

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

Double glazed windows, radiator, ceiling light point with fan and French doors to the rear garden and dining room.

Lounge

11' 10" x 11' (3.61m x 3.35m)

Double glazed window to the rear, ceiling light point, radiator, storage cupboard and feature log burner.

First Floor Landing

Ceiling spotlights, radiator, loft access and doors to all bedrooms and bathroom.

Bedroom One

12' max x 11' max (3.66m max x 3.35m max)

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

Bedroom Two

11' max x 10' 11" max (3.35m max x 3.33m max)

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

Bedroom Three

10' 1" max x 8' 10" max (3.07m max x 2.69m max)

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

Bathroom

L-shaped bath with shower over, vanity wash hand basin with WC , heated towel rail, tiled walls, extractor fan, ceiling spotlights and double glazed window to the front.

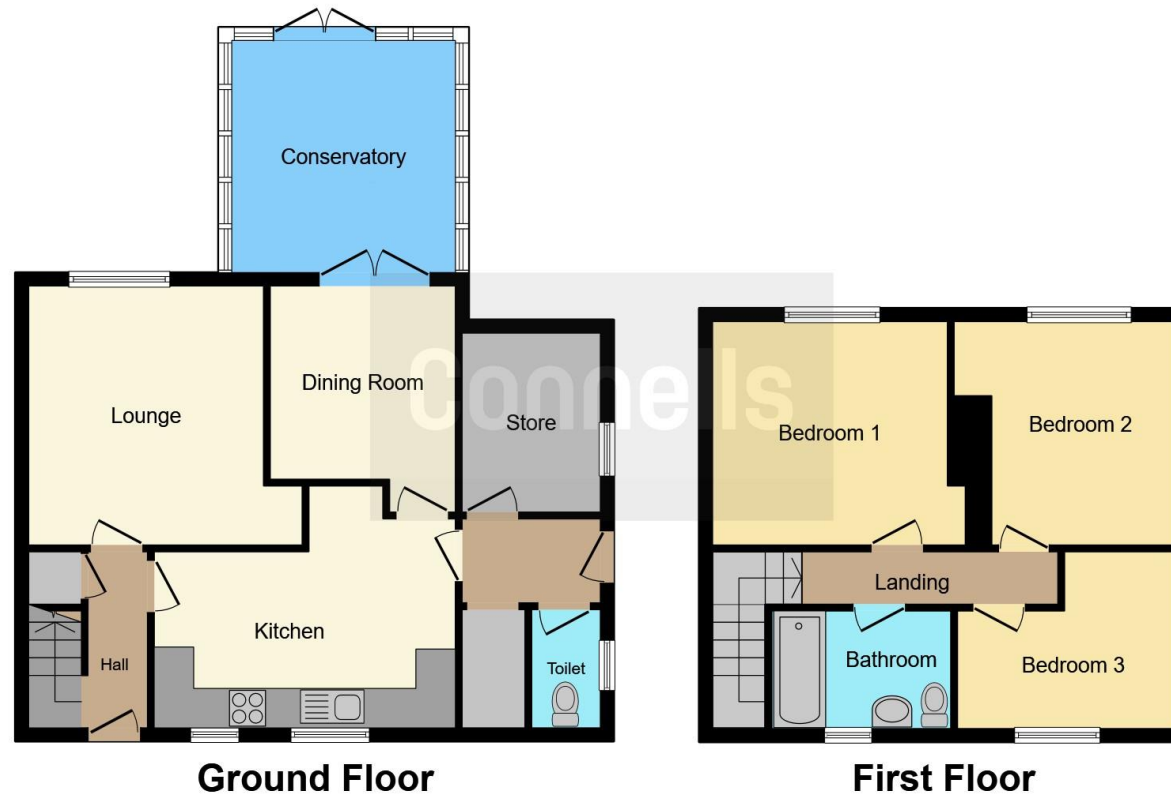
Outside Rear

Decking area with picket fencing and gate leading to a paved patio area with lawn, timber fencing and doors to the conservatory, lobby and front garden.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH319636



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