



**Connells**

Wistwood Hayes  
Moseley Parklands Wolverhampton





### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this modern semi-detached home situated in a popular residential development within a sought after location.

Externally the property has off road parking and a storage area to side. Internally there is an entrance hall, lounge, fitted kitchen, large feature conservatory, utility/ home office and side store area. The first floor has two bedrooms and a fitted family bathroom.

For further details contact Connells.

### Location And Area

Situated on the ever popular sought after development within Moseley Parklands area, this offers fantastic commuting access to the M54 and M6 motorways, popular schooling and the Nuffield Health club is also conveniently located nearby and shopping can be found within Wednesfield and Bentley Bridge Retail Park.

### Entrance Hall

Double glazed door to front access, stairs to the first floor landing, door to lounge, central heated radiator.

### Lounge

12' 7" max x 15' 2" ( 3.84m max x 4.62m )

Double glazed window to front, door to kitchen, central heated radiator, door to hall, gas fire with surround.

### Kitchen

12' 6" x 5' 1" ( 3.81m x 1.55m )

Double glazed door and double glazed window to conservatory, door to lounge, refitted selection of wall and base units with square edge worksurfaces, tiled floor, central heated radiator, helegen hob, oven and extractor, single drainer sink, integrated dish washer.

### Conservatory

17' 8" x 8' 1" min ( 5.38m x 2.46m min )

Selection of double glazed windows overlooking the rear garden, double glazed french doors to rear, doors to various rooms, two central heated radiators.

### Utility/ Home Office

10' x 6' 3" ( 3.05m x 1.91m )

This room has various usage options and has a door to conservatory, door to conservatory, door to storage area, skylight, wall and base units with roll top worksurfaces, tiled flooring.

## First Floor Landing

Loft access, stairs to ground floor, doors to various rooms.

## Bedroom One

11' x 9' 6" ( 3.35m x 2.90m )

Double glazed window to front, built in wardrobe, laminate floor, central heated radiator, airing cupboard housing Worcester boiler.

## Bedroom Two

10' 6" x 6' 7" ( 3.20m x 2.01m )

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

## Bathroom

Double glazed window to rear, door to landing, fitted suite with a walk in shower, low flush toilet, wash basin set in a vanity unit, heated towel rail and wall storage with mirror.

## Outside Front

Off road parking to front.

## Store Area

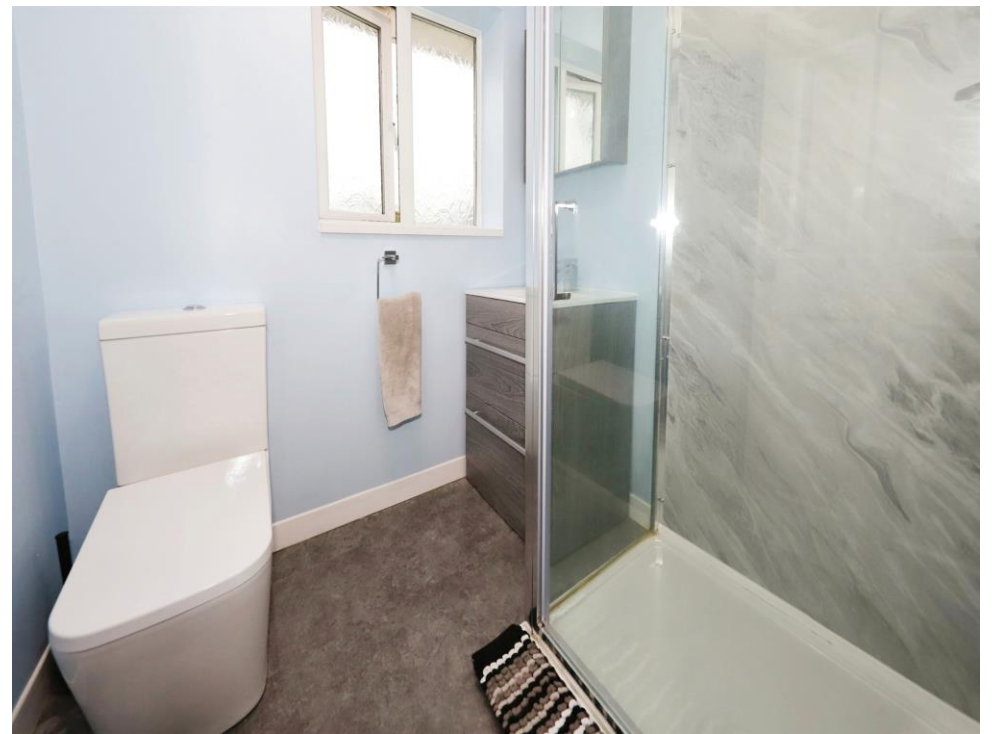
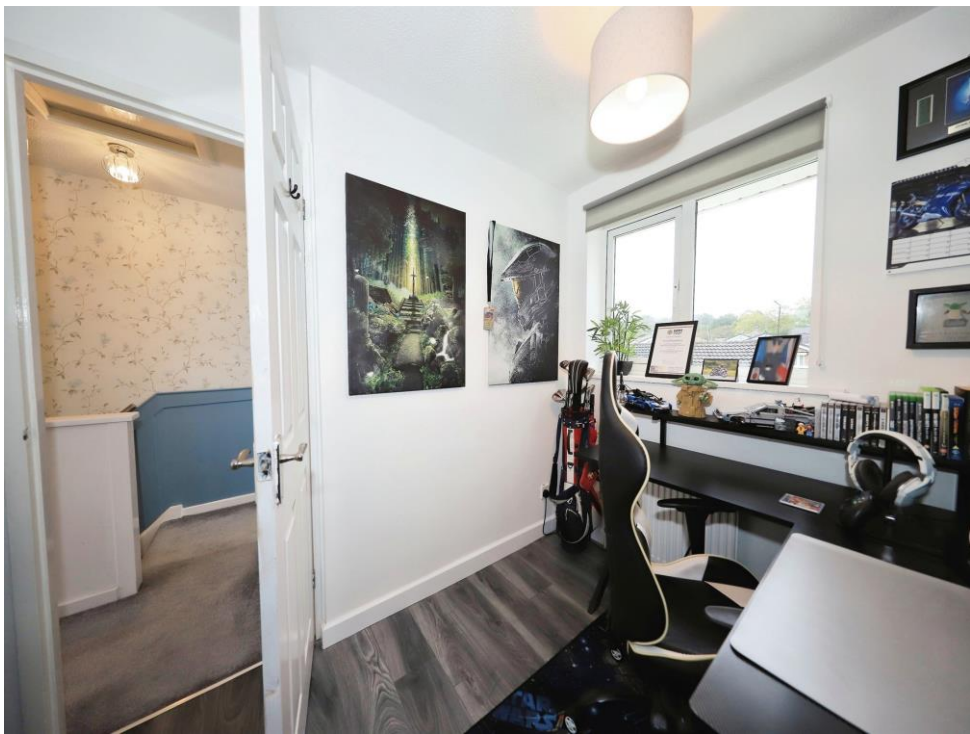
Remote roller shutter to front access, door to utility/ home office.

## Outside Rear

Lawned area, panelled fencing, trees, plants and shrubs, paved patio area.















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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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH330855](http://connells.co.uk/Property/WVH330855)**

Tenure: Freehold



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