



Connells

Smallshire Close
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this three story modern three bedroom town house in a popular cul-de-sac location. Having been maintained and improved to an extremely high standard this property should be viewed in order to appreciate.

The property comprises of entrance hall, entertainment style kitchen diner, sun room and downstairs wc. To the first floor there are two bedrooms, family bathroom and lounge. On the top floor is Bedroom One and en-suite shower room. Externally there is garage, driveway and good size enclosed rear garden ideal for families.

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.

Entrance Hall

Double glazed door to front, central heating radiator, understair storage cupboard, stairs to first floor landing, door to various rooms.

Entertainment Kitchen Diner

17' max x 12' 10" (5.18m max x 3.91m)

Double glazed window to rear, a range of wall and base units, space for a Range cooker, extractor fan, space for dishwasher, space for washing machine, spotlights, space for dining table and chairs, door to sun room.

Sun Room

15' 9" x 9' 9" (4.80m x 2.97m)

Double glazed windows around, tiled floor, dimable spotlights, central heating radiator, door to kitchen.

Downstairs Wc

Low flush toilet, wash hand basin, door to entrance hall.



First Floor Landing

Door to various rooms.

Lounge

16' 11" max x 13' 5" max (5.16m max x 4.09m max)

Two double glazed windows to rear, central heating radiator, door to first floor landing.

Bedroom Two

10' 3" x 9' 7" (3.12m x 2.92m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Three

10' 3" x 6' 11" (3.12m x 2.11m)

Double glazed window to front, central heating radiator, door to first floor landing.

Family Bathroom

Panelled bath, low flush toilet, pedestal sink, central heating radiator, door to first floor landing.

Second Floor Landing

Door to Bedroom One.

Bedroom One

19' 9" max x 16' 11" max (6.02m max x 5.16m max)

Double glazed window to rear, central heating radiator, two triple wardrobes, bulkhead wardrobes, dressing area, door to en-suite.

En-Suite

Mixer shower in a cubicle, low flush toilet, heated towel rail, vanity sink, door to Bedroom One.

Garage

18' 8" x 8' 2" (5.69m x 2.49m)

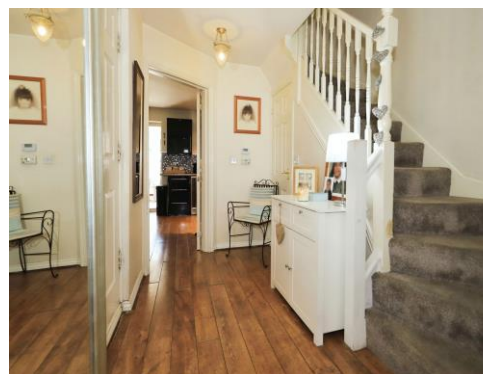
Up and over to front, door to entrance hall, light.

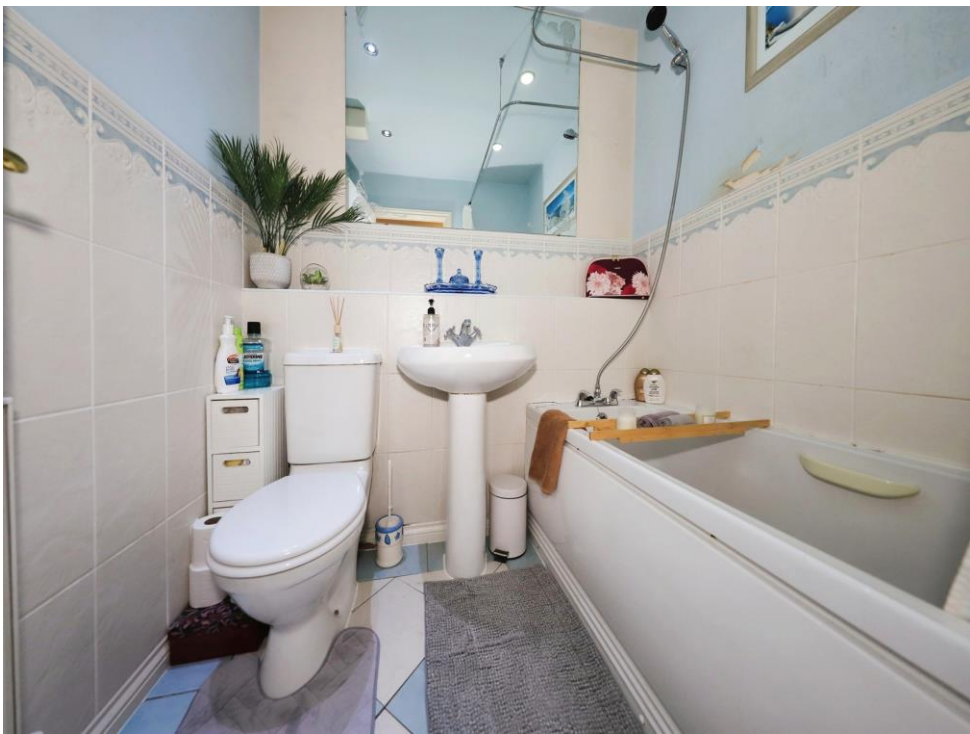
Outside Front

Large tarmac driveway to front, water feature, gravelled garden to side.

Outside Rear

Low maintenance enclosed rear garden, large paved patio area, panelled fences.









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: C

view this property online connells.co.uk/Property/WVH330885

Tenure: Freehold



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