



Connells
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FOR SALE

Connells

Sandon Road
Fordhouses Wolverhampton

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Fordhouses Wolverhampton WV10 6EL

for sale offers in the region of
£195,000



Property Description

Connells Wolverhampton have the delight of bringing to the market this deceptively large and spacious three bedroom family property in a popular residential location, benefiting from generous internal space as well as driveway to front, large enclosed rear garden, this property would make an ideal family purchase.

The property comprises of an entrance porch, entrance hall, lounge, conservatory, kitchen, three bedrooms, family bathroom. Externally there is a driveway to front offering ample off road parking and a large enclosed rear garden.

Viewing is highly recommended

Location And Area

Sandon Road is situated to the North of Wolverhampton City Centre. It offers easy access to local shops, amenities and schools along with commuting links along with local bus services, A449 leading to M54 with further access to M6 and A5. The property is also within easy access of i54 Business Park and Jaguar Land Rover.

Entrance Porch

Door to front, door to entrance hall, stairs access, doors to various rooms.

Entertainment Style Lounge

19' 2" x 10' 9" (5.84m x 3.28m)

Double glazed window to front, two radiators, gas fire, double glazed door to rear.

Conservatory

9' 8" x 9' 6" (2.95m x 2.90m)

Glazed doors around.

Kitchen

13' 2" x 10' 4" max (4.01m x 3.15m max)

Double glazed window to rear, double glazed door to side, range of wall and base units with a one and a half stainless steel drainer sink, inset oven, hob and extractor, storage cupboard, door to entrance hall.



First Floor Landing

Doors to various rooms.

Bedroom One

12' 11" x 11' (3.94m x 3.35m)

Two double glazed windows to front, fitted wardrobe, door to landing.

Bedroom Two

8' 11" x 10' 6" (2.72m x 3.20m)

Double glazed window to front, walk in wardrobe storage area, radiator, door to landing.

Bedroom Three

10' x 7' 3" (3.05m x 2.21m)

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

Family Bathroom

Double glazed window to rear, low flush toilet, panelled bath, electric shower, radiator, door to landing, low flush toilet.

Outside Front

Large driveway area, offering off road parking, side shared access leading to an enclosed rear garden.

Outside Rear

Mostly lawned with a range of plants, trees and shrubs as well as a range of panelled fencing.









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: D

view this property online connells.co.uk/Property/WVH330416

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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