



**Connells**

Carlton Avenue  
Wednesfield Wolverhampton





### Property Description

The Award Winning Connells Wolverhampton branch are proud to present this extended three bedroom detached family home situated in a popular cul-de-sac in the Wednesfield area.

Internally the property comprises of an inviting porch leading into a spacious entrance hallway. To the front is a grand dining room with feature bay window, while the rear of the property boasts an extended lounge and kitchen with integrated appliances. The ground floor also benefits from comprising a convenient ground floor WC for residents and guests. Heading upstairs, you'll find three generously sized double bedrooms and a spacious family bathroom. Outside to the front is a large driveway for several vehicles and garage, while the rear benefits from a pleasant rear garden with a pond and summerhouse with the added benefit of having a sauna.

Don't miss your chance to view this fantastic family home and call the Connells Wolverhampton branch today to book your viewing.

### The Location & Area

Conveniently, the property is located near to New Cross hospital, D'Eyncourt Primary school, Bentley Bridge shopping complex, M54 motorway, i54 business park and Wolverhampton city centre.

### Approach

Set back from the roadside behind a block paved driveway for several vehicles. Access to the property via a front porch and garage.

### Entrance Porch

Door onto entrance hallway.

### Entrance Hall

Ceiling light point, radiator, coving to ceiling, storage cupboard, stairs rising to the first floor and doors leading to the dining room, lounge and kitchen.

### Dining Room

16' into bay x 11' 10" max ( 4.88m into bay x 3.61m max )

Two radiators, ceiling light point, electric fireplace and a double glazed bay window to the front.

### Extended Lounge

19' 11" x 10' 1" ( 6.07m x 3.07m )

Double glazed window to the rear, two radiators, ceiling light point with ceiling rose and multi fuel log burner with exposed brick and beam.

### Extended Kitchen

19' 10" max x 7' 10" max ( 6.05m max x 2.39m max )

Matching wall and base units with inset sink and drainer, integrated double oven, dishwasher, fridge and freezer. Ceiling spotlights, double glazed window to the side, French doors to the rear garden, pantry cupboard and doors leading to the hallway and lobby.

## Lobby

Ceiling light point, radiator and doors to the front, kitchen and ground floor WC.

## Ground Floor Wc

Low flush wc, wall mounted wash hand basin with splashback tile, heated towel rail, ceiling light point and a double glazed window to the side.

## First Floor Landing

Loft access, airing cupboard housing the water tank, double glazed window to the side and doors leading to all bedrooms and bathroom.

## Bedroom One

17' into wardrobe x 11' 10" max ( 5.18m into wardrobe x 3.61m max )

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

## Bedroom Two

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

Double glazed window to the rear, radiator, ceiling light point and built-in wardrobe.

## Bedroom Three

9' 11" x 7' 10" ( 3.02m x 2.39m )

Double glazed window to the rear, ceiling light point, radiator and built-in cupboard housing a wall mounted boiler.

## Bathroom

Corner jacuzzi bathtub, low flush wc, wash hand basin, bidet, two ceiling light points, radiator, tiled walls and two double glazed windows to the side.

## Outside Rear

Paved patio with lawn and pond. Access to a summerhouse/sauna at the rear of the garden and garage.

## Summerhouse/ Sauna

Wall mounted heater, extractor fan, shower area and sauna.

## Garage

15' x 9' ( 4.57m x 2.74m )

Two ceiling light points and folding doors to the front and door to the rear garden.



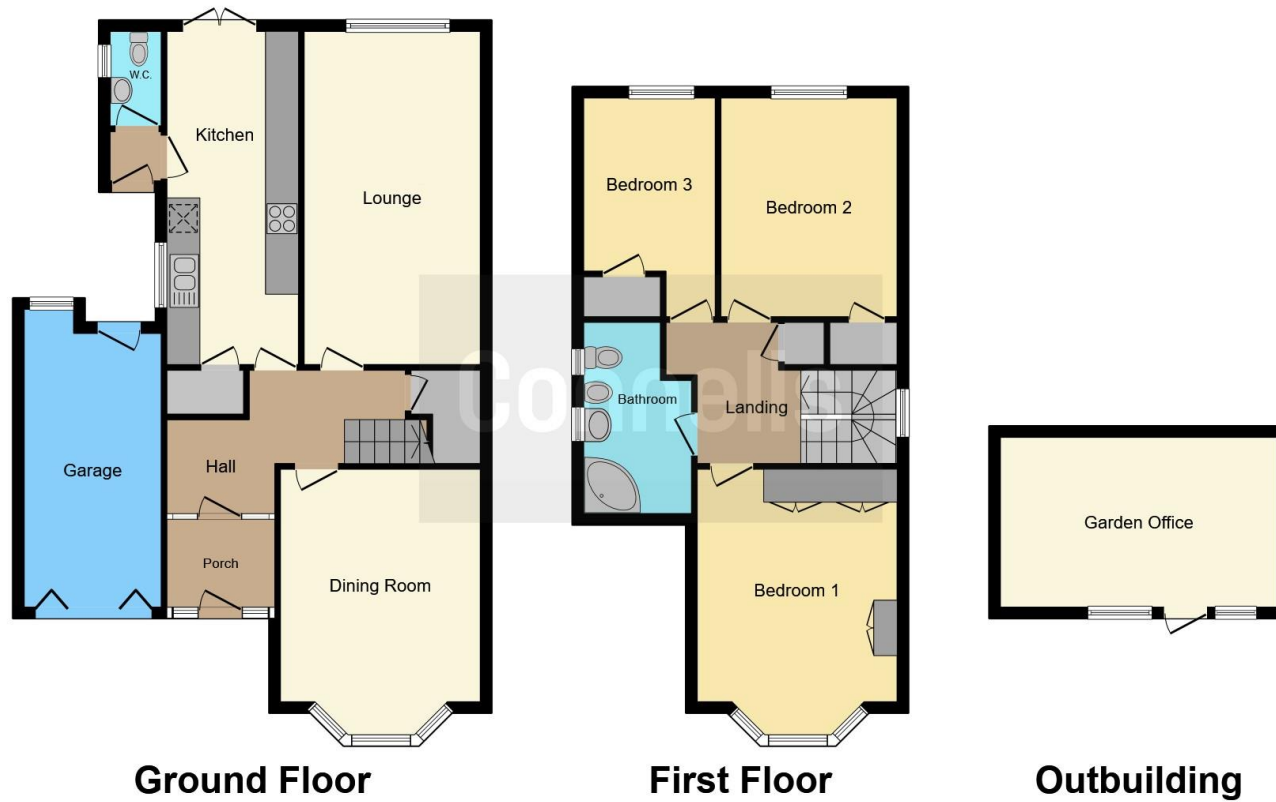












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH328525](http://connells.co.uk/Property/WVH328525)**

Tenure: Freehold



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Property Ref: WVH328525 - 0003