



**Connells**

Wolmer Road  
Wolverhampton



### Property Description

The award winning Connells Wolverhampton branch welcome Wolmer Road to the market, a stunning two bedroom semi-detached home nestled in the highly sought-after Ashmore Park area and benefits from having no onward chain and has been renovated through-out to a show home standard by its current owner. Making it an ideal purchase for first-time buyers, investors or those seeking to downsize.

Upon entering, you are greeted by an entrance hallway which allows access to the cosy lounge with its feature multi fuel log burner. The well-appointed kitchen/diner is designed for both functionality and style, offering ample space for family meals and gatherings. The adjacent utility area enhances the practicality of this home, ensuring all your laundry needs are met. The property also boasts a convenient ground floor WC and storage area.

Heading upstairs, you will find two well-proportioned bedrooms and a modern shower room to serve both bedrooms.

Stepping outside, the front of the property boasts off-road parking for several vehicles with secure gates to the front, providing security for you and your guests. The rear garden is a true highlight, featuring a porcelain patio area, lawn, and a decking area, perfect for summer barbecues and outdoor entertaining.

Don't miss your chance to view this beautiful home. Call the Connells Wolverhampton branch today to book your viewing.

### Location And Area

Situated just a stone's throw from the popular Kitchen Lane which is a wonderful rural setting on the border for Ashmore Park/Essington. There are a fantastic selection of local schools within Ashmore Park and Essington.

### Approach

Set back from the roadside behind secure gates and walling with block paved driveway for several cars. The frontage also benefits from having a oak porch.

### Entrance Hallway

Ceiling light point, radiator, tiled flooring, stairs rising to the first floor with glass stair rail and door to the kitchen/diner.

### Lounge

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

Double glazed window to the front with fitted blinds, ceiling light point, radiator, multi fuel log burner and French doors to the kitchen/diner.

### Kitchen Diner

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor hood above, tiled flooring, two ceiling light points, radiator, French doors to the lounge and additional French doors to the rear garden and doors to the hallway and utility.

## Utility

Wall and base units with inset stainless steel sink and drainer with mixer tap, plumbing point for washing machine and space for dryer, wall mounted boiler, tiled flooring, two ceiling light points, radiator, double glazed window to the rear with fitted blinds and doors to the rear garden, ground floor WC and storage area.

## Ground Floor Wc

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

## Storage Area

Up and over garage door and power supply.

## First Floor Landing

Double glazed window to the side, loft access, ceiling light point and doors to both bedrooms and shower room.

## Bedroom One

13' 11" max x 10' max ( 4.24m max x 3.05m max )

Double glazed window to the front with fitted blinds, ceiling light point, radiator and a spacious built-in wardrobe with lighting.

## Bedroom Two

10' x 9' ( 3.05m x 2.74m )

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

## Shower Room

Shower cubicle, wash hand basin unit, low flush WC, ceiling spotlights, vertical radiator, extractor fan, wall mounted mirror with LED lighting and a double glazed window to the rear with fitted blinds.

## Outside Rear

Porcelain tiled patio leading to a lawn area, flower borders with sleepers, decking area to the rear of the garden, two double socket points, outside tap and side and rear gate.

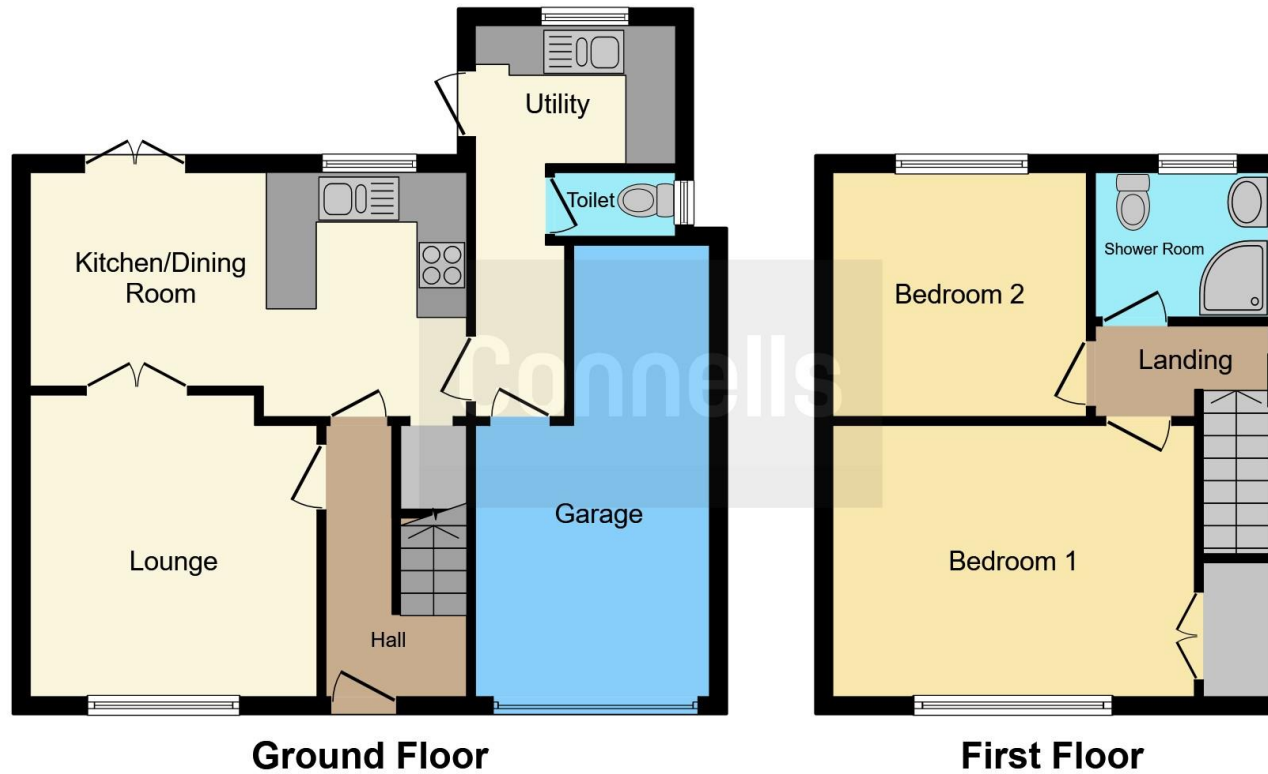
## Loft Space

Fully boarded loft with lighting and loft ladder installed.









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/WVH330943](http://connells.co.uk/Property/WVH330943)**

Tenure: Freehold



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