



Connells

Mirfield Close
Pendeford Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this highly deceptive and spacious three bedroom detached family property in a cul-de-sac location. Benefiting from modernisation this property must be viewed in order to appreciate. Additionally the property benefits from works of which the Vendor advised they have completed such as cavity wall insulation, loft insulation, ceiling cladding and insulation to conservatory to roof.

The property comprises of entrance porch with composite door to front, entrance hall, large 19ft entertainment style lounge, dining room, modern fitted kitchen, downstairs wc, large conservatory to rear, three bedrooms, dressing room area, en-suite shower room and family bathroom. Externally there is a large concrete driveway to front providing ample off road parking and reinforced side gate leading to a large enclosed rear garden ideal for families.

The Location & Area

Set to the north of Wolverhampton City Centre in the Pendeford area, ideally placed for access to M54 and Adjoining M6 motorway a short distance away from Bilbrook Rail Station with a range of highly regarded local schooling and only a short drive away from local supermarket.

Entrance Porch

Double glazed composite door to front, door to entrance hall.

Entrance Hall

Double glazed door to porch, door to downstairs wc, doors to various rooms, door to dining room.

Entertainment Style Lounge

11' 5" x 19' 8" (3.48m x 5.99m)

Double glazed patio doors to conservatory, double glazed door to rear garden, feature flooring, stairs to first floor, large panelled wall, central heating radiator.

Conservatory

10' 1" x 20' 1" max (3.07m x 6.12m max)

Double glazed windows around, central heating radiator, tiled floor, double glazed door to rear garden, insulated and clad ceiling, door to lounge.

Modern Fitted Kitchen

19' 8" x 7' 3" (5.99m x 2.21m)

Double glazed window to front, double glazed window to side, a range of wall and base units, roll top work surfaces, one and half stainless steel drainer sink, breakfast bar, space for cooker, extractor fan, space for washing machine, space for dishwasher, central heating radiator, door to entrance hall.

Dining Room

16' 6" x 8' 3" (5.03m x 2.51m)

Double glazed window to front, central heating radiator, spotlights, open to entrance hall.



First Floor Landing

Doors to various rooms, loft access, storage cupboard housing Worcester Bosch Greenstar boiler.

Bedroom One

12' 3" x 9' 8" into recess (3.73m x 2.95m into recess)

Fitted wardrobes, central heating radiator, door to first floor landing, open to dressing area, door to en-suite.

En-Suite

Double glazed window to front, shower cubicle with shower, part tiled walls, pedestal sink, low flush toilet, heated towel rail, door to Bedroom One.

Dressing Area

Double glazed window to front, open to Bedroom One.

Bedroom Two

10' 10" x 10' 4" into recess (3.30m x 3.15m into recess)

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

Bedroom Three

9' 8" x 8' 6" max (2.95m x 2.59m max)

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

Bathroom

Double glazed window to side, low flush toilet, panelled bath, vanity sink, door to first floor landing.

Outside Front

Large concrete print driveway, reinforced side gate leading to rear garden.

Outside Rear

A range of panelled fencing, large artificial grass area, a range of low maintenance concrete print patio areas, lighting,









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

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Tenure: Freehold



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