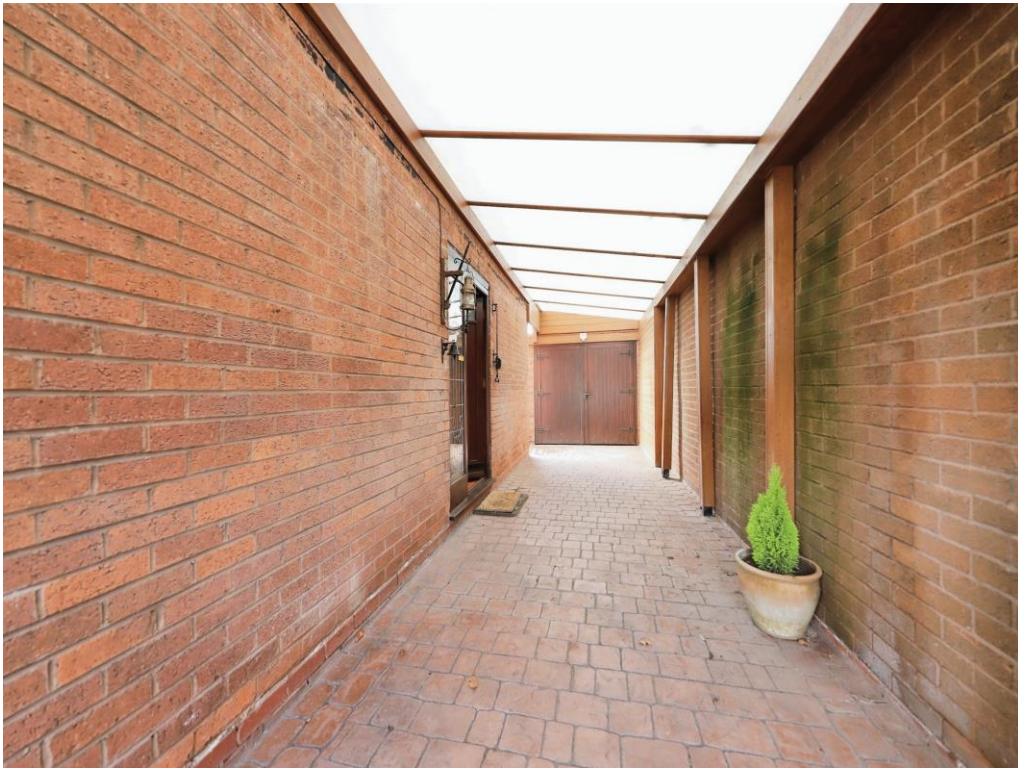




Connells

Wickham Gardens
Wednesfield Wolverhampton



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this CHAIN FREE modern detached family home situated in a popular cul-de-sac location conveniently located for both New Cross hospital and Bentley Bridge shopping centres.

The property comprises off road parking to front, pleasant front and rear gardens, 32ft carport to side (ideal for conversion subject to relevant permissions) and 17ft detached garage to rear. Internally there is an entrance hall, lounge, kitchen, dining area, three bedrooms and family bathroom.

The Location & Area

Situated in Wickham Gardens, a cul-de-sac location off Prestwood Road. New Cross hospital, Wolverhampton City centre and University, Wednesfield and Bentley Bridge retail are also within close proximity. The rear garden backs on to New Cross hospital making this a property an ideal purchase for an NHS employee or buy to let investor.

Entrance Hall

Double glazed door to side access, stairs to first floor landing, tiled floor, central heating radiator, doors to various rooms.

Lounge

15' x 12' into recess (4.57m x 3.66m into recess)

Double glazed bow window to front, ceiling beams, gas fire with brick built surround, central heating radiator, door to entrance hall.

Kitchen Diner

15' max narrowing to 9' " min x 13' 8" (4.57m max narrowing to 2.74m min x 4.17m)

Double glazed window overlooking the rear garden, double glazed french doors to rear, door to entrance hall, a selection of fitted wall and base units with square edge work surfaces, integrated belfast style sink, integrated fridge, storage cupboard, tiled flooring, part tiled walls.



First Floor Landing

Double glazed window to side, loft access, airing cupboard, doors to various rooms, stairs to ground floor.

Bedroom One

10' x 8' 6" (3.05m x 2.59m)

Double glazed window to front, central heating radiator, built-in wardrobe, door to first floor landing.

Bedroom Two

10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed window to rear, central heating radiator, built-in wardrobe, door to first floor landing.

Bedroom Three

9' x 6' (2.74m x 1.83m)

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

Bathroom

Double glazed window to rear, freestanding roll top bath, wash basin, low flush toilet, tiled floor, tiled walls, heated towel rail, door to first floor landing.

Outside Front

Concrete print off road parking to front, wrought iron gates to carport area, lawned area, plants and shrubs.

Carport

32' 6" x 7' 9" (9.91m x 2.36m)

Wrought iron gates to front access, access to garage, door to entrance hall, opening to rear garden, concrete print off road parking.

Detached Garage

17' x 8' 2" (5.18m x 2.49m)

Situated to the rear. Wall mounted Worcester boiler, access to carport area

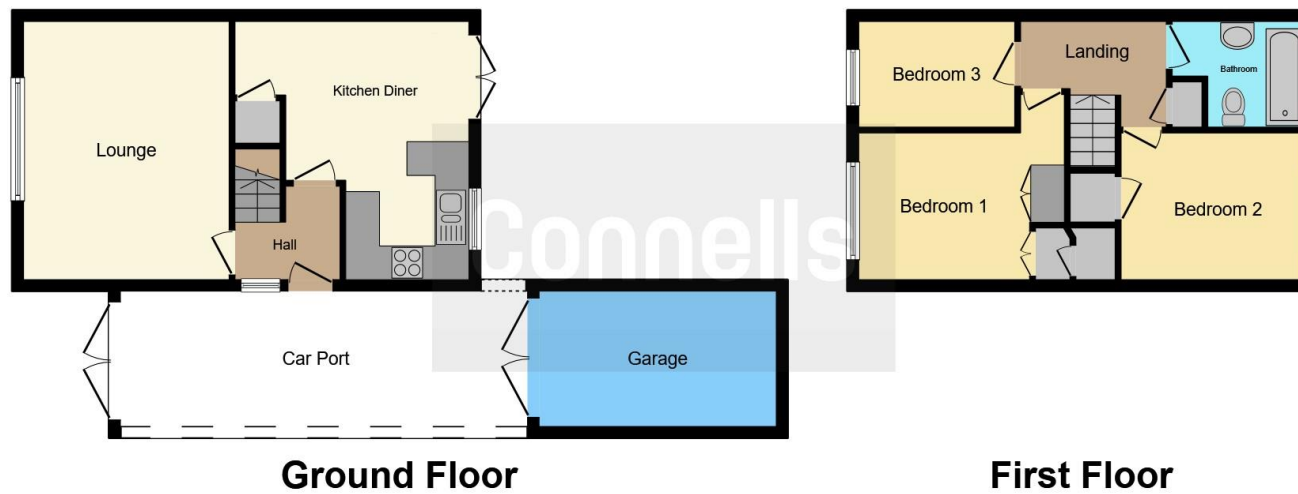
Outside Rear

Stepping stones leading to a lawned, selection of trees, plants and shrubs, opening to carport area, wall lighting, water tap.









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: D

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Tenure: Freehold



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