



**Connells**

Sundour Crescent  
Wednesfield Wolverhampton



# Sundour Crescent Wednesfield Wolverhampton WV11 1AP

for sale offers in the region of  
**£250,000**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this CHAIN FREE traditional semi detached home situated in a popular cul-de-sac location. For further details please contact Connells Wolverhampton.

Externally the property has off road parking and a pleasant rear garden with field views to rear. Internally there is an entrance hall, lounge, dining room/sitting room, fitted kitchen, sun room/lean to, three bedrooms and fitted family bathroom.

## The Location & Area

Situated in a popular cul-de-sac location off Belton Avenue which links to the main Cannock Road with further links the M54 and M6 motorways. Popular shopping, schooling, doctors, dentists, nurseries, the main Bentley Bridge retail park and New Cross hospital are also nearby.

## Entrance Porch

Double glazed french doors to front, double glazed windows to front, tiled floor, door to hall.

## Entrance Hall

Door to porch, stairs to first floor landing, storage cupboard, central heating radiator, doors to various rooms.

## Lounge

13' 2" into bay x 11' into recess ( 4.01m into bay x 3.35m into recess )

Double glazed bay window to front, central heating radiator, fireplace, door to entrance hall.

## Dining Room/ Sitting Room

11' 1" x 11' into recess ( 3.38m x 3.35m into recess )

Door and window to sun room/lean to, fireplace, central heating radiator, opening to kitchen, door to hall,.

## Kitchen

16' 5" x 5' 1" ( 5.00m x 1.55m )

Double glazed door to and window to rear access, a selection of fitted wall and base units with roll top works surfaces, integrated washing machine, fridge and freezer, electric hob with oven and extractor, single drainer sink unit, part tiled walls.

## Sun Room/ Lean To

8' 6" x 8' ( 2.59m x 2.44m )

Door and window to rear access, door to dining room/sitting room.

## First Floor Landing

Double glazed window to side, stairs to ground floor, doors to various rooms.

## Bedroom One

10' 4" into recess x 13' 8" into bay ( 3.15m into recess x 4.17m into bay )

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

## Bedroom Two

11' 1" x 10' ( 3.38m x 3.05m )

Double glazed window to rear with field views, built-in wardrobes, central heating radiator, door to first floor landing.

## Bedroom Three

8' x 6' 4" ( 2.44m x 1.93m )

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

## Family Bathroom

Double glazed window to rear, walk-in shower area, panelled bath, wash basin set in a vanity unit, heated towel rail, tiled walls, door to first floor landing.

## Outside Front

Large frontage with off road parking.

## Outside Rear

Lawned area, two wooden built sheds/workshops, gate to rear side right of way.

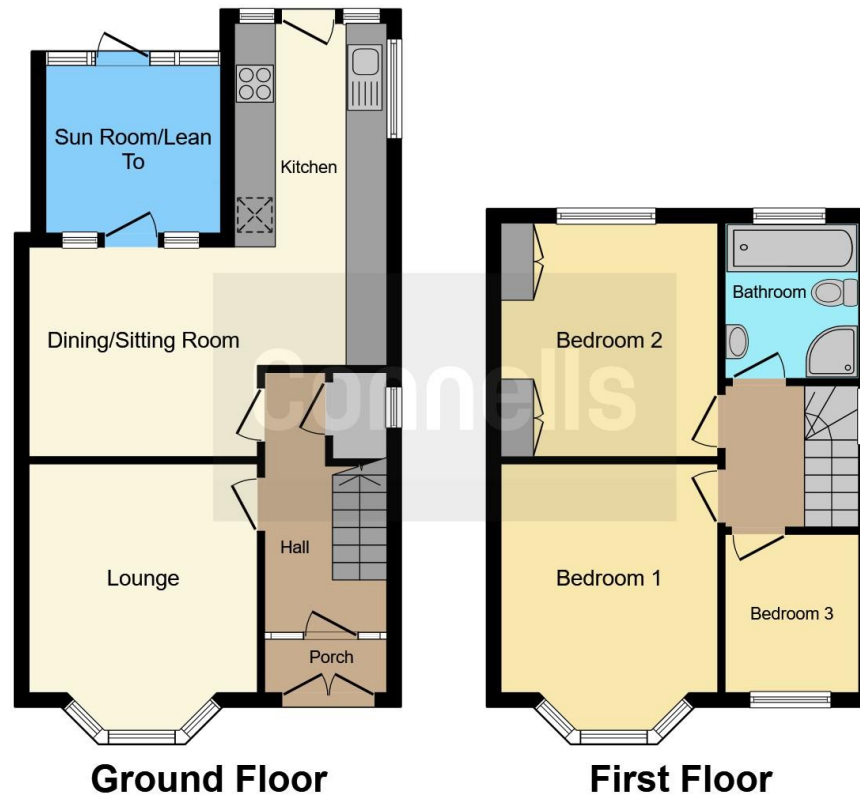












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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