





# Church Road Bradmore Wolverhampton WV3 7ET

for sale offers in excess of  
**£279,995**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this highly deceptive and greatly extended modern detached home situated on the popular Church Road. This property is available with NO UPWARD CHAIN and has a large first and ground floor extension to the rear of the property which requires viewing to fully appreciate.

Externally the home has off road parking, garage to side and a large rear garden with detached outbuilding with utility and guest wc. Internally there is an entrance hall, breakfast kitchen, lounge with adjoining dining room/sitting room. The first floor has interesting accommodation which requires viewing to fully appreciate. There is a large rear extension with a total of FIVE AREAS with a total of three bedrooms (two are greatly extended) and fitted family bathroom.

## The Location & Area

Situated on the popular Church Road which offers fantastic access to popular schooling, Bantock Park, local shops, doctors, dentists and public houses with eateries..

## Entrance Hall

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

## Lounge

15' x 14' ( 4.57m x 4.27m )

Double glazed window to side, double glazed french doors to rear patio area, opening to dining/sitting room, laminate floor.

## Dining/Sitting Room

15' 2" x 13' 5" ( 4.62m x 4.09m )

Laminate floor, spotlights to ceiling, central heating radiator, opening to lounge, door to entrance hall.

## Breakfast Kitchen

11' 5" x 7' ( 3.48m x 2.13m )

Double glazed bow window to front, tiled floor, extractor fan, wall and base units with roll top work surfaces, double drainer sink unit, part tiled walls, door to entrance hall.

## First Floor Landing

Double glazed window to side, central heating radiator, airing cupboard, loft access, doors to various rooms.

## Bedroom One

Two areas.

## Area One

13' x 7' 4" ( 3.96m x 2.24m )

Double glazed window to rear, traditional flooring, opening to Area Two

## Area Two

14' 5" x 8' 3" ( 4.39m x 2.51m )

Opening to Area One, traditional flooring, central heating radiator, door to first floor landing.

## Bedroom Two

Two areas

## Area Three

13' x 7' 1" ( 3.96m x 2.16m )

Double glazed window to rear, traditional flooring, opening to Area Four.

## Area Four

11' 5" x 6' 8" ( 3.48m x 2.03m )

Opening to Area Three

## Bedroom Three

15' 2" x 9' 1" ( 4.62m x 2.77m )

Two double glazed windows to front, traditional flooring, central heating radiator, door to first floor landing.

## Family Bathroom

Double glazed window to side, panelled bath, low flush toilet, pedestal wash basin, heated towel rail, extractor fan, door to first floor landing.

## Outside Front

Block paved off road parking to front, gate to rear access.

## Outside Rear

Large lawned area, paved patio area, brick built wall, gate to side access, water tap.

## Outbuilding/ Utility With Wc

Situated to the rear. Double glazed windows to side, door to garden area, internal wc with low flush toilet, utility area, wall mounted Worcester boiler, wall and base units, single drainer sink.

## Garage

16' x 8' ( 4.88m x 2.44m )

Up and over door to front, door to entrance hall, 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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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