



**Connells**

Broad Lane South  
Wednesfield Wolverhampton



# Broad Lane South Wednesfield Wolverhampton WV11 3SB

for sale offers over  
**£230,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE extended three bedroom semi detached family property in a popular residential location. Benefiting from generous room sizes, this property should be viewed in order appreciate.

The property comprises of entrance porch, entrance hall, lounge diner, extended kitchen, three bedrooms and family bathroom. Externally there is a driveway to front and large enclosed rear garden.

## The Location & Area

Situated on the ever popular Broad Lane South which offers fantastic commuting access to the M54 and M6 motorways. Popular shopping can be found nearby within Wednesfield, Willenhall and the Bentley Bridge Retail Park. New Cross Hospital, popular schooling, doctors, dentists, public houses and eateries are also within close proximity.

## Entrance Porch

Double glazed door to front, door to entrance hall.

## Entrance Hall

Door to front, stairs to first floor landing, door to lounge, door to kitchen.

## Lounge Diner

32' 8" x 10' ( 9.96m x 3.05m )

Double glazed bay window to front, central heating radiators, door to entrance hall, double glazed door to rear.

## Kitchen

17' 2" x 7' 9" ( 5.23m x 2.36m )

Double glazed window to rear, double glazed door and window to side, a range of wall and base units, one and half stainless steel drainer sink, inset oven, hob and extractor, integrated fridge, freezer and washing machine, door to entrance hall.

## First Floor Landing

Double glazed window to side, doors to various rooms,

## Bedroom One

12' 9" x 8' 4" ( 3.89m x 2.54m )

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

## Bedroom Two

12' 9" x 10' ( 3.89m x 3.05m )

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

## Bedroom Three

6' 8" x 7' 5" ( 2.03m x 2.26m )

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

## Family Bathroom

Double glazed window to rear, wash hand basin, panelled bath with thermostatic shower, low flush toilet, heated towel rail, door to first floor landing.

## Outside Front

Driveway to front, side access.

## Outside Rear

Large enclosed rear garden which is mainly lawned, surrounding plants, trees and shrubs, panelled fencing, timber shed.

## Garage

Door to front, door to rear garden, power and light



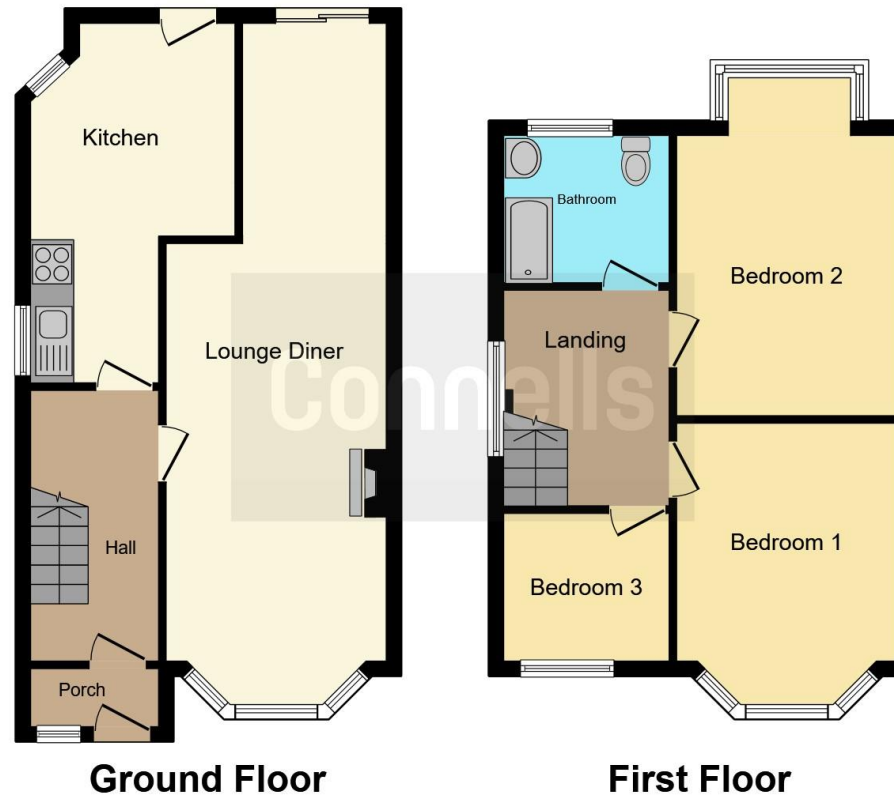












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH330965](http://connells.co.uk/Property/WVH330965)**



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