



Connells

Broadleaf Gardens
Bradmore Wolverhampton

Broadleaf Gardens Bradmore Wolverhampton WV3 7BU

for sale offers in the region of
£375,000



Property Description

Connells Wolverhampton have the delight of bringing to the market this immaculately presented and deceptively spacious four/ five bedroom family property in a popular cul-de-sac location. Benefiting from an abundance of internal space this property must be viewed in order to fully appreciate.

The property comprises of a large entrance hall, ground floor bedroom five/ home office, utility, downstairs wc, entertainment kitchen diner. On the first floor there is a family lounge, master bedroom with dressing area and en-suite, guest wc. On the top floor there are a further three bedrooms, en-suite and a family bathroom.

Externally there is a large driveway offering ample off road car parking as well as an enclosed rear garden ideal for those with families. This property sits within a tree lined cul-de-sac and should be viewed in order to appreciate.

Please contact Connells today to book a viewing.

Location And Area

Conveniently located for Wolverhampton City centre, the Royal Schools, Wolverhampton Grammar and other highly regarded junior and senior schools are nearby.

Entrance Hall

Doors to various rooms, radiator, stairs access.

Ground Floor Bed 5/ Office

13' 6" x 9' 1" (4.11m x 2.77m)

Double glazed window to front, radiator, door to entrance hall.

Utility

4' 4" x 9' 7" (1.32m x 2.92m)

Range of wall and base units, plumbing for a washing machine, space for a dryer, door to entrance hall.

Downstairs Wc

Low flush toilet, extractor fan, spotlights, door to entrance hall.

Entertainment Kitchen Diner

9' 6" x 16' 3" (2.90m x 4.95m)

Double glazed window to rear, french doors to rear, range of wall and base units, inset oven, hob and extractor, inset one and a half drainer sink, radiator, space for a fridge freezer, integrated dishwasher, door to entrance hall, space for a dining table.

First Floor Landing

Doors to various rooms, stairs to entrance hall, stairs to second floor landing.

Lounge

11' 6" x 14' 2" (3.51m x 4.32m)

Two double glazed windows to the rear, radiator, door to entrance hall.

Bedroom One

11' 8" x 16' 2" (3.56m x 4.93m)

Two double glazed windows to the front, fitted wardrobe, door to landing, door to en-suite, dressing area.

En-Suite

Shower in a cubicle, low flush toilet, vanity sink, door to bedroom.

Second Floor Landing

Stairs to first floor landing, doors to various rooms.

Bedroom Two

11' 7" x 10' (3.53m x 3.05m)

Double glazed window to rear, radiator, door to landing, door to en-suite.

En-Suite

Double glazed window to rear, shower in a cubicle, low flush toilet, vanity sink, door to bedroom.

Bedroom Three

12' 11" x 8' 6" (3.94m x 2.59m)

Double glazed window to front, radiator, fitted wardrobe, door to landing.

Bedroom Four

10' 7" x 7' 5" (3.23m x 2.26m)

Double glazed window to front, radiator, door to landing.

Family Bathroom

Bath, pedestal sink, low flush toilet, heated towel rail, door to landing.

Outside Front

Large block paved driveway area offering ample off road parking, paved pathway.

Outside Rear

Large enclosed rear garden, raised feature patio area surrounded by a range of panelled fencing, lawned area with planter beds.

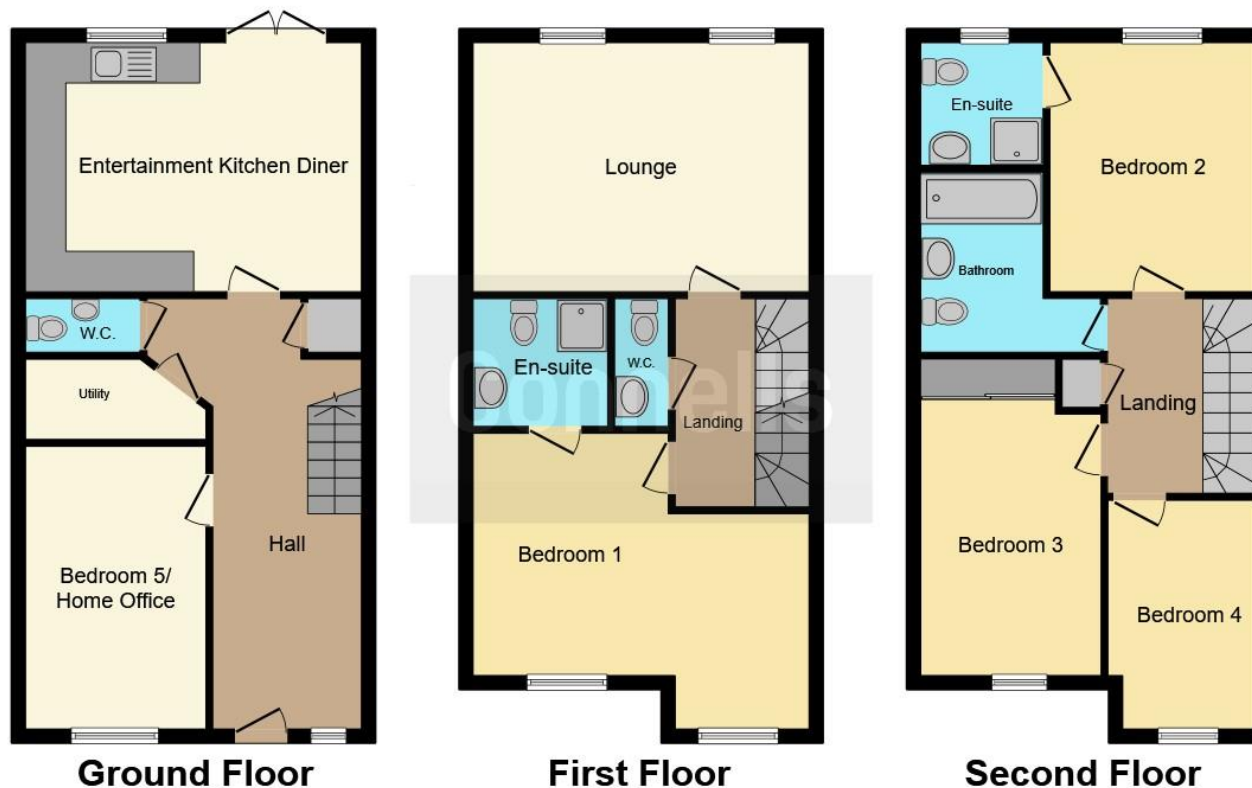
Agents Note

Please note there is a tree preservation order on the tree to the rear of the property.









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

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/WVH331330

Tenure: Freehold



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