





Property Description

Connells Wolverhampton have the delight to bring to the market this significantly extended and improved three bedroom semi detached family property. The property has undergone a number of renovations and must be seen in order to appreciate.

The property comprises of entrance porch, entrance hall, lounge, entertainment kitchen with feature sky lantern, downstairs bathroom, downstairs master bedrooms and space for additional shower room. To the first floor there are two bedrooms and separate wc. Externally there is a good size enclosed ear garden with brick built garden room and driveway to front.

The Location & Area

This property is conveniently located to the Black Country Route which leads onto the M6 motorways for access into Birmingham city centre and beyond. The Birmingham New Road is also close by which offers easy access to Wolverhampton city centre as well as Dudley town. Local bus routes and Coseley train station are also close by.

Entrance Porch

Double glazed door and window to front, tiled floor, spotlights, wooden door to entrance hall.

Entrance Hall

Door to entrance porch, doors to various rooms.

Lounge

15' 8" x 12' plus bay (4.78m x 3.66m plus bay)

Double glazed bay window to front, spotlights, door to entrance hall, french doors to extended kitchen diner.

Entertainment Kitchen

15' 5" x 13' 6" (4.70m x 4.11m)

Double glazed window to rear, feature sky lantern, a range of wall and base units, breakfast bar island, feature spotlights, feature tiled floor, space for fridge freezer, integrated double oven, five ring gas burner hob, extractor fan, integrated microwave, space for dishwasher, under stair storage cupboard, door to inner entrance hall, french doors to lounge.

Inner Hall

Double glazed door to rear, door to bathroom, door to storage cupboard currently used as a utility area, door to Bedroom One.

Bathroom

Double glazed window to rear, panelled bath with waterfall mixer shower, vanity sink, box back toilet, door to inner entrance hall.

Bedroom One

17' 9" x 8' 9" (5.41m x 2.67m)

Double glazed window to side, feature recessed ceiling with spotlights, LED strip lighting, door to entrance hall, door to inner entrance hall.

Potential Shower Room

This room has the plumbing in place ready for the installation of a shower room. The Vendor will not be completing these works and would be for the new purchaser to install, door to entrance hall. This room has various usage options and could be used as a home office.

First Floor Landing

Double glazed window to rear, loft access, doors to various rooms.

Bedroom Two

11' 4" x 8' 6" (3.45m x 2.59m)

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

Bedroom Three

15' 9" x 12' (4.80m x 3.66m)

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

Outside Front

Paved driveway area providing off road parking, side gated access

Outside Front

Partially competed garden.

Brick Bult Garden Room

15' 8" x 9' 2" (4.78m x 2.79m)

Partially competed garden.

Outside Rear

Steps to a raised lawned area, paved patio area.

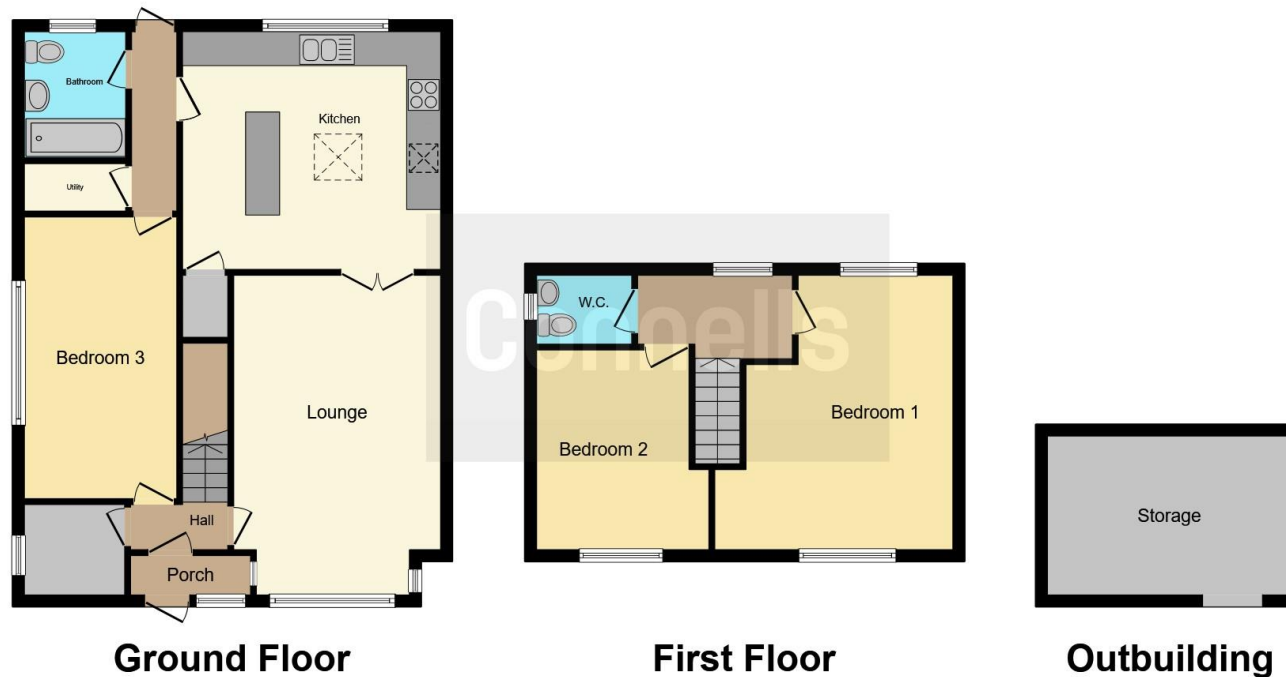
Agents Note

Please note the ground floor shower room has some of the plumbing in place for the installation of the shower room and this will be not be completed by the current Vendor. Alternatively this room could be used as a home office or a variety of other uses.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331416



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331416 - 0003