





Property Description

Connells Wolverhampton are delighted to bring to the market this spacious and well presented two bedroom property in a popular residential location. Benefitting from large internal room sizes this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, large entertainment style lounge diner, kitchen and side entry with utility area. To the first floor there are two well proportioned bedrooms and spacious bathroom. Externally there is an hardstanding area (see Agents Note) and to the rear is a large enclosed rear garden with brick built storage area.

Area & Location

Conveniently located for Wednesfield, Willenhall and Bentley Bridge shopping centres, the property is situated close to Pool Hayes Lane.

Entrance Hall

Double glazed door to front, doors to various rooms, stairs to first floor landing

Lounge

19' 4" x 10' 3" (5.89m x 3.12m)

Double glazed bow window to front, french doors to rear, gas fire, central heating radiator, door to entrance hall.

Kitchen

9' 2" x 7' 7" (2.79m x 2.31m)

Double glazed window to rear, a range of wall and base units, space for cooker, under counter lighting, stainless steel drainer sink, pantry cupboard, plumbing for dishwasher, door to side entry.

Side Entry

Double glazed door to front, double glazed door to garden, tap and utility area with plumbing for washing machine.



First Floor Landing

Loft access, doors to various rooms

Bedroom One

9' 5" x 15' (2.87m x 4.57m)

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

Bedroom Two

9' 8" x 10' 6" (2.95m x 3.20m)

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

Bathroom

Double glazed window to rear, panelled bath with waterfall shower, low flush toilet, vanity sink, spotlights, extractor fan, heated towel rail, tiled walls, tiled floor, door to first floor landing.

Outside Front

Hardstanding area (has been used as a driveway but there is no dropped kerb).

Outside Rear

Enclosed rear garden which is mainly lawned, panelled fencing

Brick Built Storage Area

5' 8" x 8' 2" (1.73m x 2.49m)

Double glazed door to side, window to side.

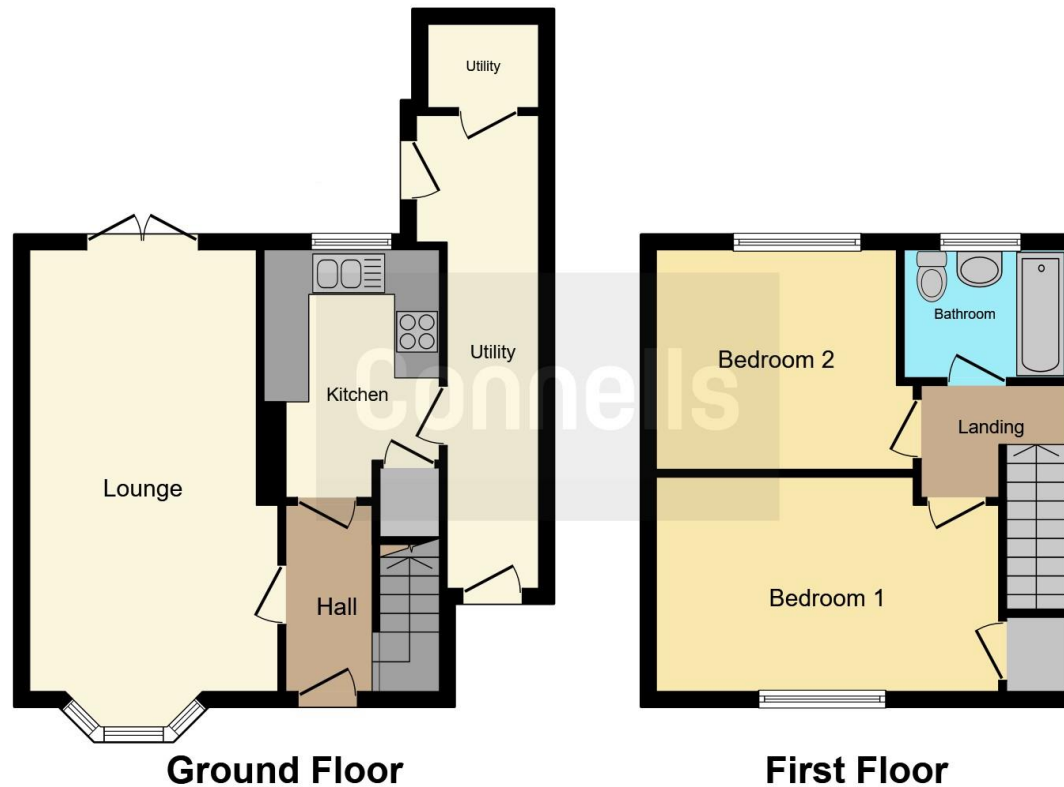
Agents Note

Please note the hardstanding area has no dropped kerb and the current owners use this a parking space for a number of years. Under the terms of the Estate Agents Act 1979 (section 21) please note that the Vendor of this property is an Employee of the Connells Group of companies.









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

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D

Tenure: Freehold



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