



Connells

Cannock Road
Westcroft Wolverhampton

Cannock Road Westcroft Wolverhampton WV10 8QL

for sale offers in the region of
£295,000



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a highly deceptive and CHAIN FREE traditional semi detached home situated in the ever popular area of Westcroft.

Externally this home has a large frontage which requires viewing to fully appreciate providing ample off road parking, garage to side and a pleasant rear garden. Internally there is an entrance hall, lounge within adjoining dining room/sitting room, fitted kitchen, utility/home office, sun room and refitted ground floor shower room. The first floor has a selection of three bedrooms and fitted family bathroom.

The Location & Area

Situated in the ever popular and sought after area of Westcroft which offers fantastic commuting access to the M54 and M6 motorways. The i54 commercial development, Wednesfield and Bentley Bridge retail park along with New Cross hospital are also nearby. Sought after schools can be found nearby and further schools within Essington and Cheslyn Hay.

Entrance Porch

Double glazed french doors to front, door to hall.

Entrance Hall

Door to porch, stairs to first floor landing, central heating radiator, doors to various rooms.

Lounge

14' 1" into bay x 11' 4" into recess (4.29m into bay x 3.45m into recess)

Double glazed bay window to front, central heating radiator, sliding door to dining room/sitting room, fireplace, door to entrance hall.

Dining Room/Sitting Room

11' 1" x 10' 5" into recess (3.38m x 3.17m into recess)

Sliding doors to lounge, french doors to sun room, gas fire with back boiler and surround, door to kitchen.

Sun Room

11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed french doors to rear, french doors to dining room/sitting room, double glazed windows overlooking the rear garden, central heating radiator.

Kitchen

12' 8" x 6' 3" (3.86m x 1.91m)

Double glazed window overlooking the rear garden, storage cupboard, a selection of fitted wall and base units with roll top work surfaces, central heating radiator, single drainer sink unit, door to utility/home office, door to dining room/sitting room, door to entrance hall.



Utility/ Home Office

9' 5" max narrowing to 6' 1" min x 8' 7" (2.87m max narrowing to 1.85m min x 2.62m)

This room has various usage rooms. Double glazed door and window to rear access, plumbing for washing machine, two central heating radiator, doors to various rooms.

Ground Floor Shower Room

Refitted suite with walk-in shower area, low flush toilet, wall mounted wash basin, central heating radiator, tiled floor, door to utility.

First Floor Landing

Double glazed window to side, stairs ground floor, airing cupboard, loft access, doors to various rooms.

Bedroom One

14' 3" into bay x 11' 4" (4.34m into bay x 3.45m)

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

Bedroom Two

11' x 10' (3.35m x 3.05m)

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

Bedroom Three

8' x 5' 5" (2.44m x 1.65m)

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

Family Bathroom

Double glazed window to rear, fitted suite with panelled bath, low flush toilet, pedestal wash basin, central heating radiator, tiled floor, tiled walls, door to first floor landing.

Outside Front

Having a large frontage with ample off road parking, selection of trees, plants and shrubs.

Outside Rear

Pleasant rear garden with a paved patio area, lawned area, bordering hedges, trees, plants and shrubs.

Garage

13' 2" x 9' 2" (4.01m x 2.79m)

Access to front, access to internal rooms.









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: D

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Tenure: Freehold



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