



Connells

Torvale Road
Wightwick Wolverhampton

Torvale Road Wightwick Wolverhampton WV6 8NW

for sale offers in the region of
£475,000



Property Description

Connells Wolverhampton have the delight of bringing to the market this exceptional chain free three bedroom detached family property in an exclusive residential location, benefiting from being refurbished by an experienced and detail oriented developer. This property must be viewed to fully understand and appreciate.

The property comprises an entrance hall, large entertainment style lounge, modern fitted kitchen with adjoining utility and a downstairs shower room. On the first floor there are a selection of three spacious bedrooms and a stylish family bathroom. Externally there is an abundance of space with a large driveway, garage with electric car charging point, large landscaped rear garden ideal for families.

Viewing is highly recommended to fully understand and appreciate the immaculate condition on offer.

Location And Area

Situated in the ever popular area of Wightwick which is just a stone's throw away from the prestigious Wightwick Manor. There are a fantastic selection of local schools nearby and fantastic access to Wolverhampton City centre and the ever popular Bridgnorth.

Kitchen

12' 1" x 11' 5" (3.68m x 3.48m)

Double glazed window to rear , Radiator. Range of wall and base units with inset sink, feature floor tiles. This modern kitchen is equipped with top-of-the-line appliances, including an AEG induction hob and multifunction oven, complemented by stylish cabinetry and compact laminate countertops for a sophisticated, contemporary look.

Lounge

17' 9" x 16' 9" (5.41m x 5.11m)

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

The generous lounge offers a cozy atmosphere perfect for unwinding or entertaining guests

Conservatory

11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed around, door to garden and door to lounge

The conservatory provides effortless access to the beautifully landscaped garden.

Utility

4' 9" x 6' (1.45m x 1.83m)

Range of base units with plumbing for appliances , inset sink.

Additional features on the ground floor include a convenient utility room.



Shower Room

Electric shower in cubicle, wash hand basin , low flush toilet , double glazed window

A contemporary shower room adds to the ground-floor conveniences.

Storage

Ample storage space is also available throughout the ground floor.

First Floor Landing

On the first floor, you'll find three spacious bedrooms, each adorned with plush carpeting and neutral colour schemes that create a bright and serene environment.

Bedroom One

16' 9" x 10' 2" (5.11m x 3.10m)

Double glazed window, radiator.

The master bedroom boasts large windows with picturesque views of the landscaped gardens.

Bedroom Two

14' 4" x 10' 11" (4.37m x 3.33m)

Double glazed window, radiator

This bedroom is ideal for guests, family members, or as a professional workspace

Bedroom Three

10' 8" x 7' 4" (3.25m x 2.24m)

Double glazed window, radiator

Another versatile room perfect for various uses

Bathroom

The luxurious bathroom features a full-sized bath, rain shower, and sleek chrome fixtures.

Exterior

Acer House is surrounded by beautifully landscaped gardens.

Outside Front

The front features an elegant curved driveway with mature planting, offering kerb appeal and practicality.

Outside Rear

The rear garden serves as a tranquil retreat, complete with mature borders, a serene pond, and seating areas - ideal for relaxation or outdoor gatherings.

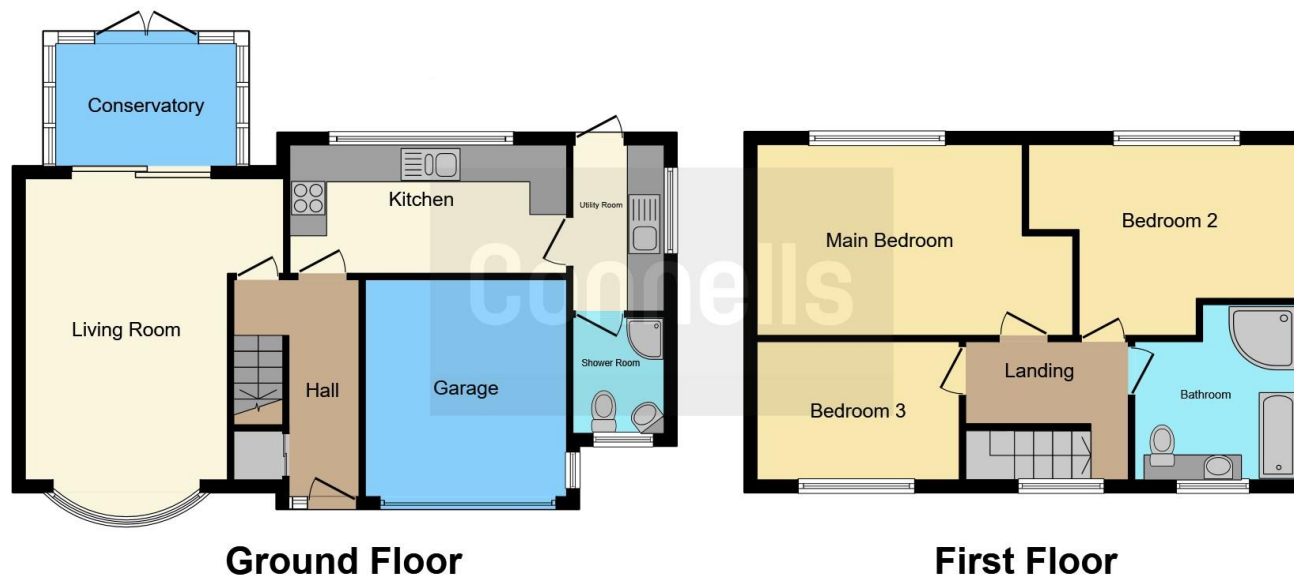
Electric Car Charging Point

An electric vehicle charging point is also included for added convenience









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

view this property online connells.co.uk/Property/WVH331614

Tenure: Freehold



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: WVH331614 - 0004