



Connells

John Sills Road
Wednesfield Wolverhampton

John Sills Road Wednesfield Wolverhampton WV11 3EB

for sale offers over
£250,000



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented and showhome styled modern built semi detached home situated on an end plot within a cul-de-sac location. This property has NHBC warranty remaining, Hive heating system and ADT security systems. The Vendor advises the solar panels are owned.

Externally there is ample off road parking to front, pleasant rear garden with hob tub (hot tub available under separate negotiation). Internally there is an entrance hall, ground floor guest wc, lounge, open plan entertainment kitchen diner, three bedrooms, en-suite and family bathroom.

The Location & Area

Situated on a recent modern build development just off March End Road within the area of Wednesfield. Wednesfield has a fantastic selection of shopping, doctors, dentists, public houses and eateries. Bentley Bridge retail park is within close proximity and popular schools are just a stone's throw away.

Entrance Hall

Double glazed composite door to front access, storage cupboard, central heating radiator, doors to various rooms, stairs to first floor landing, wall mounted Hive control system, ADT security alarm system.

Ground Floor Guest Wc

Double glazed window to front, low flush toilet, pedestal wash basin, central heating radiator, door to entrance hall.

Lounge

13' 6" x 9' (4.11m x 2.74m)

Double glazed window to front and side, TV aerial point, central heating radiator, door to entrance hall.

Entertainment Kitchen Diner

18' 3" x 10' 7" (5.56m x 3.23m)

Double glazed window to side, double glazed french doors to entertainment patio area, double glazed window overlooking the rear garden, a fantastic selection of fitted wall and base units with roll top work surfaces, spotlights to ceiling, smoke alarm, sprinkler system, gas hob with oven and extractor, plumbing for washing machine.



First Floor Landing

Loft access with pull down ladders, airing cupboard, stairs to ground floor, smoke alarm, doors to various rooms.

Bedroom One

11' 7" x 10' 8" (3.53m x 3.25m)

Two double glazed windows to rear, central heating radiator, door to first floor landing, door to en-suite.

En-Suite

Double glazed windows to side, fitted suite with a low flush toilet, central heating radiator, pedestal wash basin, panelled bath, heated towel rail, extractor fan, spotlights to ceiling, door to Bedroom One.

Bedroom Two

10' 7" x 7' (3.23m x 2.13m)

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

Bedroom Three

7' 4" x 11' 3" (2.24m x 3.43m)

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

Family Bathroom

Double glazed window to side, fitted suite with a panelled bath with fitted shower, low flush toilet, pedestal wash basin, part tiled walls, heated towel radiator, extractor fan, spotlights to ceiling, door to first floor landing.

Outside Front

Block paved off road parking to front, gravelled/pebbled area, gate to side access, field views to side, open feature wooden built canopy.

Outside Rear

A selection of paved entertainment paved patio area, extra land to side with gate leading to front access, water tap, power point, lawned area.

Hot Tub

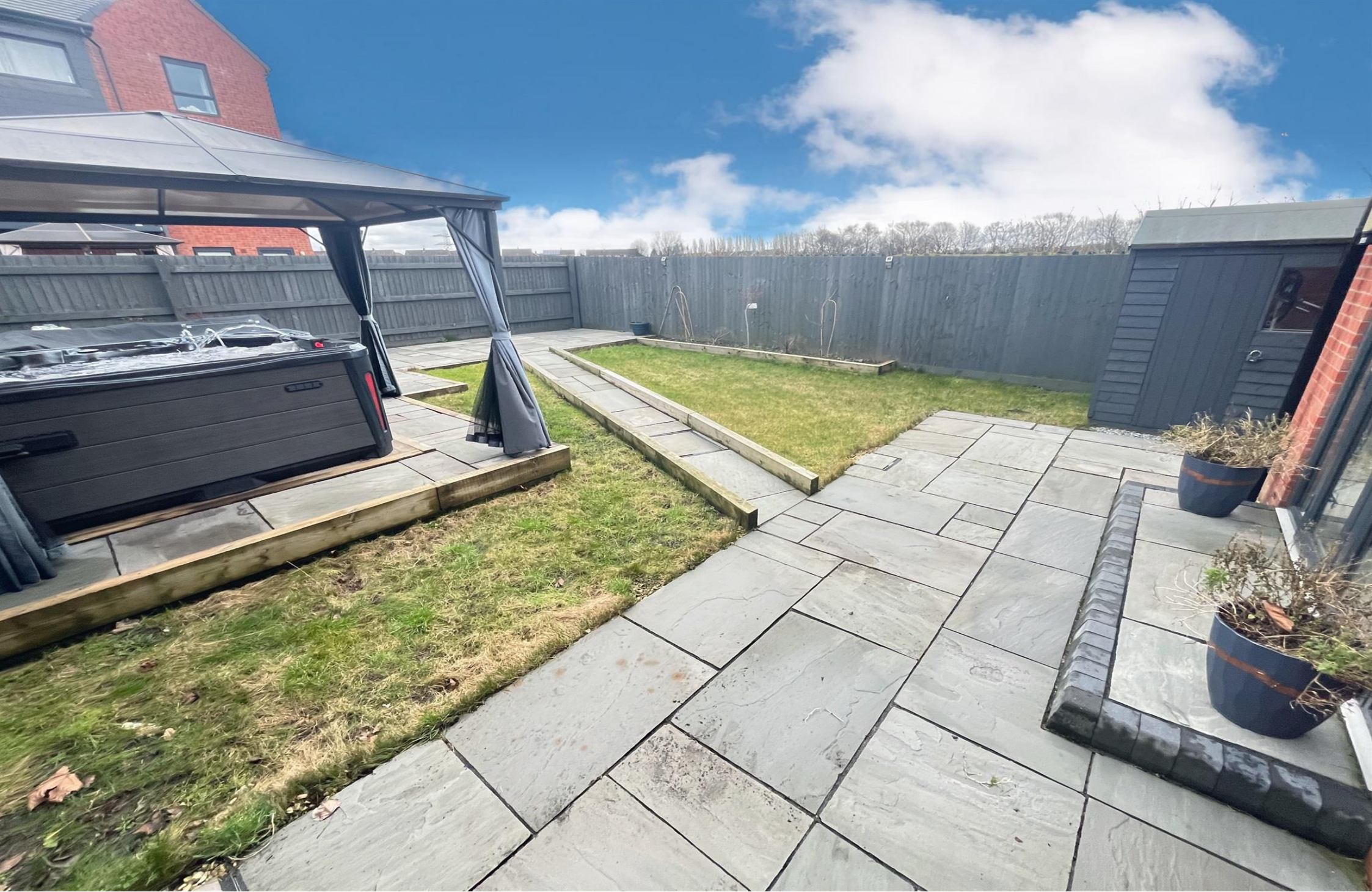
The currently home owners advice Connells the hot tub and canopy are for sale upon separate negotiation. Please speak to the owner.

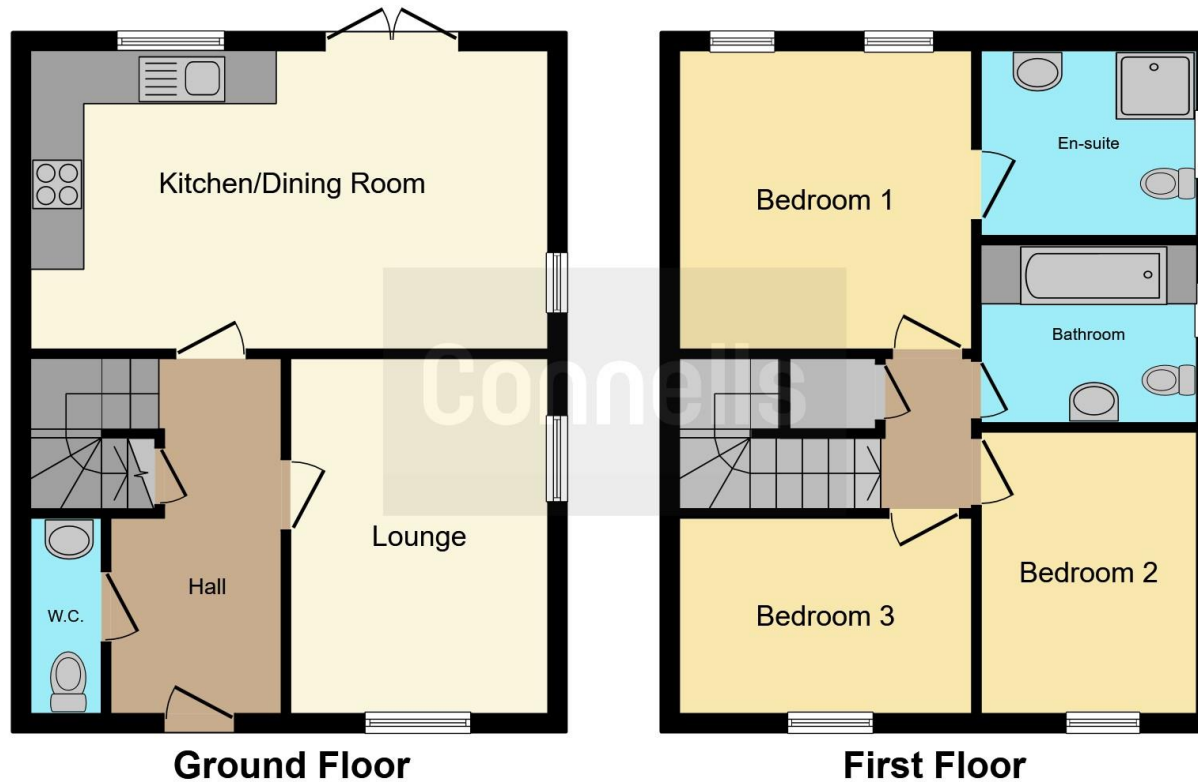
Agents Note

Please note the Vendor advises the solar panels are. The property benefits from having an ADT security system and Hive controlled heating system. NHBC warranty are still remaining. Please note the Vendor advises there are estate fees of around £120 per annum.









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: A

Tenure: Freehold

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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.

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