







### Property Description

Connells Wolverhampton are delighted to bring to the market this deceptively spacious and attractive three bedroom semi detached family property in a popular residential location. Benefiting from an abundance of space, this property should be viewing in order to appreciate.

The property comprises of entrance hall, lounge, kitchen, conservatory, three bedrooms and family bathroom. Externally there is large block paved driveway to front providing ample off road parking & a good size enclosed rear garden, ideal for families.

### The Location & Area

Willenhall is a medium size town in the metropolitan borough of Walsall. The town is well served by a good selection of local shops and businesses and at the heart of this busy little town is the ever popular market. There is also an excellent range of local shops and restaurants along with good transport links. Willenhall is also conveniently located for the thriving city of Wolverhampton City which itself offers a variety of shopping and leisure facilities, cafes and bars, highly regarded schools and universities.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

### Lounge

10' 4" x 15' 3" ( 3.15m x 4.65m )

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

### Kitchen

15' 8" x 8' 2" ( 4.78m x 2.49m )

Double glazed window to rear, a range of stylish wall and base units with integrated oven, hob and extractor, plumbing for washing machine, space for fridge freezer, storage cupboard, door to conservatory.

### Utility

Plumbing for washing machine, low flush toilet, door to kitchen.

### Conservatory

9' 6" x 8' 10" ( 2.90m x 2.69m )

Double glazed around.



### First Floor Landing

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

### Bedroom One

10' 9" x 11' 3" ( 3.28m x 3.43m )

Two double glazed windows to front, central heating radiator, door to first floor landing.

### Bedroom Two

9' 9" x 8' 2" ( 2.97m x 2.49m )

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

### Bedroom Three

9' 1" x 8' 1" ( 2.77m x 2.46m )

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

### Family Bathroom

Double glazed window to rear, L shaped panelled bath, heated towel rail, vanity unit, low flush toilet, door to first floor landing.

### Outside Front

Large block paved driveway providing ample off road parking, side gated access.

### Outside Rear

Enclosed rear garden ideal for families.



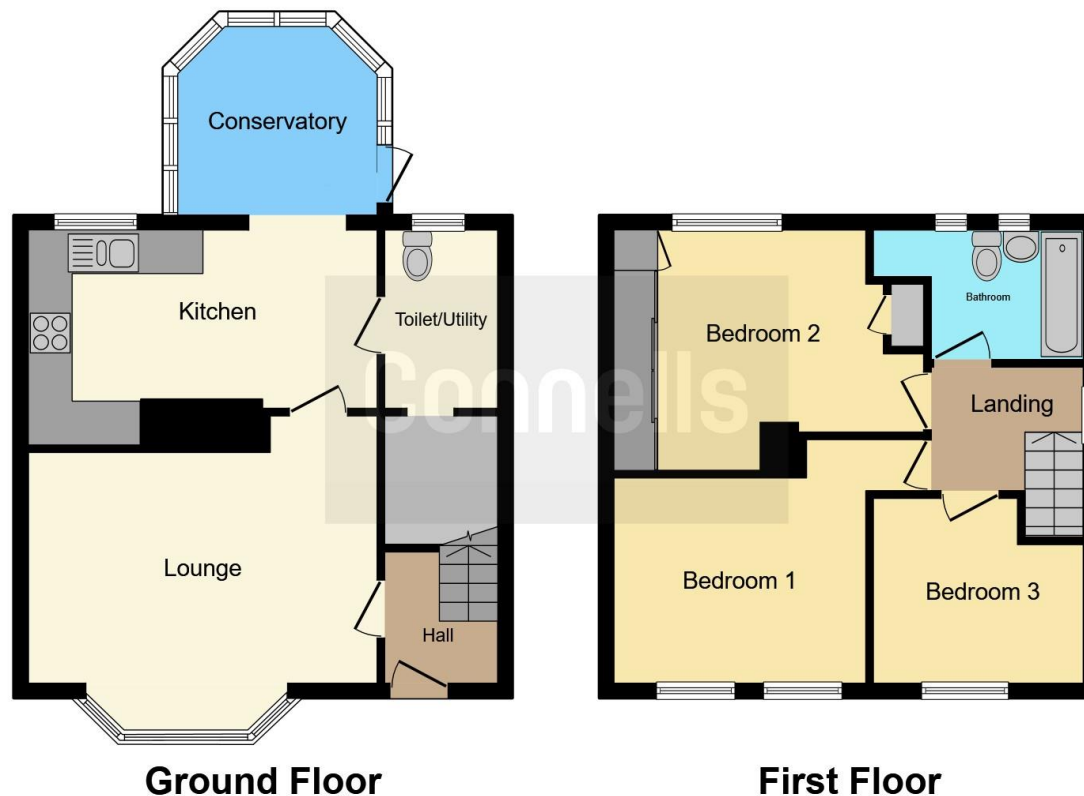












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331624](http://connells.co.uk/Property/WVH331624)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH331624 - 0003