



**Connells**

Sundour Crescent  
Wednesfield Wolverhampton



# Sundour Crescent Wednesfield Wolverhampton WV11 1AX

for sale offers in the region of  
**£240,000**



## Property Description

Connells Wolverhampton have the delight of bringing to the market this well presented and attractive traditional three bedroom semi-detached family property in a popular cul-de-sac location benefiting from having a large rear garden this property is an ideal family purchase.

Comprising of entrance hall, lounge, kitchen, dinner room, three bedrooms, shower room. Externally there is a driveway to front and a large rear garden.

## Location And Area

Situated just off the main Cannock Road linking to Belton Avenue, which has further links into Sundour Crescent. A popular cul-de-sac location which has fantastic access to the M54 and M6 motorways. There is a fantastic selection of local shopping and schools nearby.

## Lounge

13' 7" x 10' 7" ( 4.14m x 3.23m )

Double glazed bay window to front, radiator, solid wood door to entrance hall, feature over head lighting.

## Dining Room

10' 10" x 10' 6" ( 3.30m x 3.20m )

Double glazed sliding door to rear, door to kitchen, feature lighting, radiator, fitted alcove storage, door to entrance hall.

## Kitchen

15' 6" x 6' 10" ( 4.72m x 2.08m )

Double glazed window to rear, double glazed door to side, range of wall and base units, one and a half stainless steel drainer sink, inset oven, hob and extractor, space for various appliances.

## Entrance hall

Double glazed door to front, stairs access, radiator, doors to various rooms.



### First Floor Landing

Loft access, doors to various rooms and a double glazed window to side.

### Bedroom One

13' 11" x 9' 11" ( 4.24m x 3.02m )

Double glazed window to front, fitted wardrobe, radiator, door to landing.

### Bedroom Two

10' 11" x 10' 8" ( 3.33m x 3.25m )

Double glazed window to rear, radiator, door to landing.

### Bedroom Three

7' 10" x 6' 3" ( 2.39m x 1.91m )

Double glazed window to front, radiator, door to landing.

### Shower Room

Double glazed window to rear, heated towel rail, vanity sink, extractor, low flush toilet and a shower in a cubicle, door to landing.

### Outside front

Driveway which has shared front access and side gated access to the rear garden.

### Outside Rear

Large enclosed rear garden which is mostly lawned making this an ideal family garden.

### Agents note

Please note the driveway to the front has a small shared access point at the front.















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)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: WVH331653 - 0004