



Connells

Chetwynd Road
Blakenhall Wolverhampton

Chetwynd Road Blakenhall Wolverhampton WV2 4NZ

for sale offers in excess of
£280,000



Property Description

Connells Wolverhampton are delighted to bring to the market this exceptionally large spacious and attractive traditional semi-detached family property benefiting from an abundance of internal space this property must be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, lounge, separate dining room, breakfast room, kitchen, utility, downstairs wc. On the first floor there are three large bedrooms and a separate family bathroom. Additionally the property benefits from a large cellar ideal for a variety of uses, such as an office, gym, home cinema, etc.

Externally there is parking to front, double width garage to side, enclosed rear garden ideal for those with families.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated close to Wolverhampton Royal School, this property sits in the well located area of Blakenhall. The property offers fantastic access into Wolverhampton City Centre which offers a range leisure and shopping facilities. Also located in the immediate area are parks, schools, dentists, doctors, pharmacy's and other useful facilities.

Entrance Porch

Traditional door to front, door to entrance hall.

Entrance Hall

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

Lounge

13' 10" x 12' (4.22m x 3.66m)

Large bay window to front, feature fire place, traditional wooden flooring, fitted storage bench within bay window, feature coving, decorative plaster work, door to entrance hall.

Dining Room

12' 9" x 12' 9" (3.89m x 3.89m)

Double glazed sash window to rear, radiator, feature fire place, feature coving, serving hatch to the breakfast room, door to entrance hall.

Breakfast Room

5' 9" x 9' 2" (1.75m x 2.79m)

Glazed French doors to side, fitted storage cupboards, door to entrance hall, open to kitchen.

Kitchen

9' 2" x 9' 8" (2.79m x 2.95m)

Double glazed sash window to rear, Worcester Bosch style boiler, range of wall and base units with integrated oven, hob and extractor, feature lighting, inset stainless steel drainer sink, door to utility area.

Utility

5' 8" x 8' 5" (1.73m x 2.57m)

Double glazed window to side, space for a fridge freezer, plumbing for a washing machine, door to kitchen, double glazed door to rear garden, door to downstairs wc.

Downstairs Wc

High flush toilet, double glazed window to rear, wash hand basin, door to utility area.

First Floor Landing

Doors to various rooms.

Bedroom One

13' 8" x 15' 7" plus wardrobe (4.17m x 4.75m plus wardrobe)

Two sash windows to front, radiator, two fitted wardrobes, feature fire place, traditional flooring, door to first floor landing.

Bedroom Two

12' 9" x 12' 9" into recess (3.89m x 3.89m into recess)

Double glazed sash window to rear, radiator, feature fire place, door to landing.

Bedroom Three

10' x 11' 3" (3.05m x 3.43m)

Double glazed sash window to side, radiator, fitted wardrobe, door to landing.

Family Bathroom

Double glazed window to side, panelled bath, waterfall shower, low flush toilet, wash hand basin, door to landing.

Cellar

11' 8" x 12' (3.56m x 3.66m)

Spotlights, radiator, carpeted area, window to rear, stairs to entrance hall.

Garage

27' 2" x 14' 3" max (8.28m x 4.34m max)

Double doors to front, light and power, door to rear garden.

Outside Front

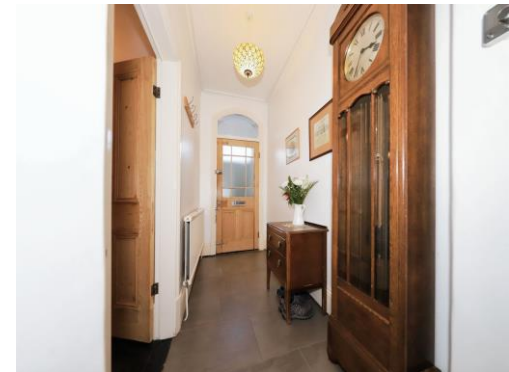
Driveway area, courtyard style garden with a range of plants, trees and shrubs.

Outside Rear

Enclosed rear garden with a paved patio area, additional lawned area, range of mature plants, trees and shrubs as well as a feature decking area.

Agents Note

Please note whilst the basement maybe suitable for a variety of uses subject to necessary planning permissions and building regulations.









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

Tenure: Freehold

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