



**Connells**

College Way  
Featherstone Wolverhampton





### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented and show home style modern detached home recently built with remaining warranties available.

This property is situated in a popular semi rural location and briefly comprises of entrance hall, ground floor guest wc, lounge, fantastic entertainment kitchen diner with sitting area/ lounge, ground floor home office (please read agent note). The first floor has a selection of four bedrooms, walk in wardrobe, en-suite and a family bathroom.

### Location And Area

Situated on the boarder of Brinsford and Featherstone within a semi-rural location offering fantastic commuting access to the M54 and M6 motorways, popular shopping can be found within Penkridge, Cannock, Wolverhampton and Wednesfield Bentley Bridge Retail Park. Sought after schools, doctors, dentists, public houses are all within close proximity.

### Entrance Hall

Double glazed composite door to front access, central heated radiator, doors to various rooms, storage cupboard.

### Ground floor wc

Low flush toilet, wall mounted wash basin set in a vanity unit, door to hall, double glazed window to front, central heated radiator.

### Lounge

16' 5" into bay x 10' 1" ( 5.00m into bay x 3.07m )

Double glazed bay window to front, aerial point, door to hall, central heated radiator.

### Entertainment Kitchen Diner

19' 6" x 17' 3" ( 5.94m x 5.26m )

THIS AREA REQUIRES VIEWING TO FULLY APPRECIATE.

Double glazed french doors with side view windows and blinds overlooking the rear garden, doors to various internal rooms, fantastic selection fitted wall and base units with roll top work surfaces and breakfast bar, part brick effect tiled walls, one and a half drainer sink unit, smoke alarm, integrated fridge and freezer, integrated dishwasher, AEG five burner gas hob with extractor hood and oven, part feature vaulted ceiling with skylights.

### Store

12' 1" x 9' 3" ( 3.68m x 2.82m )

Please note this area has been converted by the current home owners and is part of the original garage area. Please take surveyors and solicitors advice before confirming usage of this area. Double glazed window to rear, central heated radiator, door to kitchen area.



## First Floor Landing

Air circulation system, airing cupboard, stairs to ground floor, doors to various rooms, loft access, central heated radiator.

## Bedroom One

11' 2" x 8' 9" ( 3.40m x 2.67m )

Double glazed window to rear, door to en-suite, door to walk in wardrobe, aerial point, central heated radiator.

## Walk In Wardrobe

Door to bedroom one.

## En-Suite

Walk in shower area, low flush toilet, wash hand basin set in a vanity unit, double glazed window to side, heated towel rail, part tiled walls, spotlights to ceiling.

## Bedroom Two

10' x 9' 3" ( 3.05m x 2.82m )

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

## Bedroom Three

10' 5" x 8' 3" ( 3.17m x 2.51m )

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

## Bedroom Four

10' 9" x 7' ( 3.28m x 2.13m )

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

## Family Bathroom

Double glazed window to front, door to landing, fitted suite with a panelled bath, low flush toilet, walk in shower area, wash basin, heated towel rail, recess shelved area, spotlights to ceiling, part tiled walls.

## Outside Front

Off road parking to front, gate to rear access.

## Garage/ Store

Please note the garage has partly been converted by the current home owners and is now only suitable for storage, up and over door to front access.

## Outside Rear

Landscaped rear garden with sleeper edge boarders, fences, wooden built shed, water tap and a lawned area to rear.

## Agents Note

Please note the property is classed as a four bedroom property however the property has a part converted garage to rear ideal for home office or play room. The current home owners area applying for building regulations to this area, please speak to surveyors and solicitors before confirming the usage of this area.



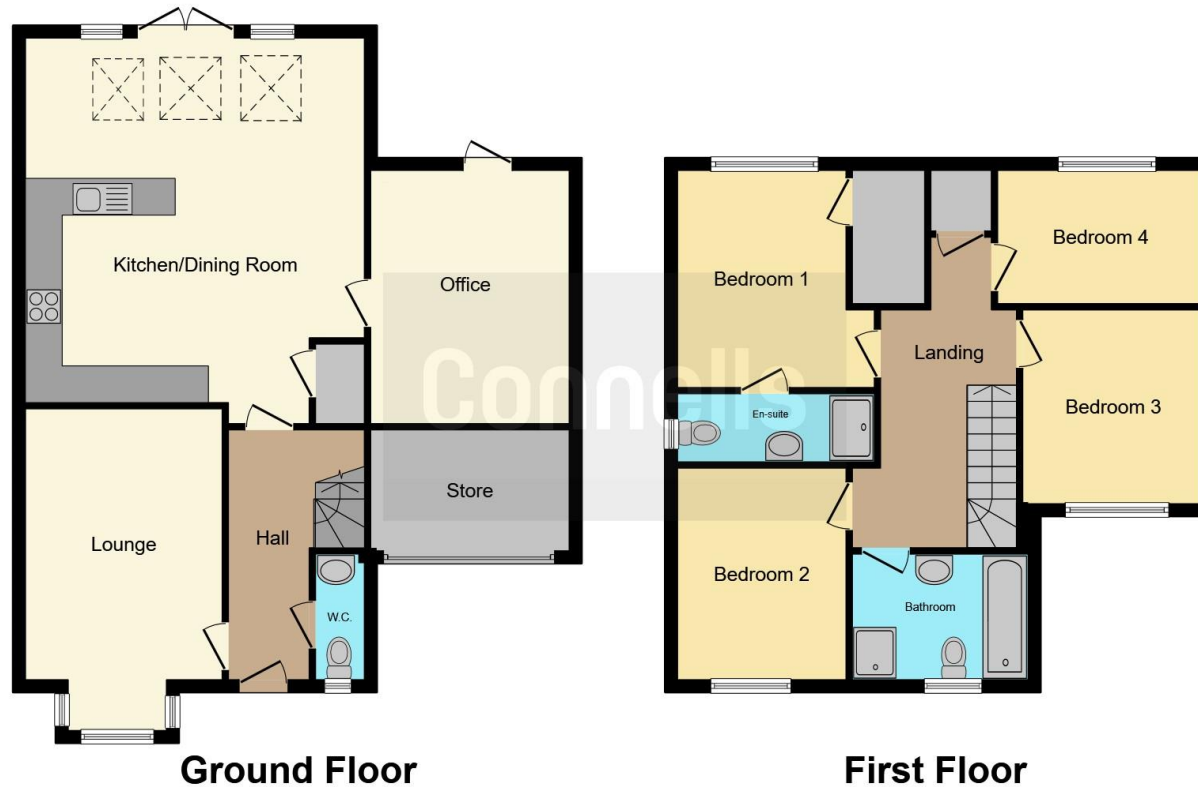












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WVH331606](http://connells.co.uk/Property/WVH331606)



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