



Connells

Warstones Drive
Wolverhampton

Warstones Drive Wolverhampton WV4 4NB

for sale offers in the region of
£220,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to present this charming three-bedroom semi-detached property nestled in the sought-after area of Warstones, Wolverhampton.

This family home boasts a porch, an inviting entrance hallway, a cosy lounge / dining room with the added benefit of an adjoining conservatory, a well-appointed kitchen, and a convenient lean-to with a utility cupboard and ground floor WC.

Upstairs, you'll find three generously sized bedrooms and a family bathroom. Outside, the property features a front garden with a driveway for off road parking. To the rear offers a well maintained garden with lawn and patio area.

Conveniently situated, this residence is in close proximity to a range of amenities and esteemed schools such as Highfields School, Springdale Primary School and Warstones Primary School.

Don't miss your chance to put your own stamp on this lovely home. Book your viewing by calling our Connells Wolverhampton branch today.

Location And Area

Located in the ever popular area of Penn, this property is located just off the A449 which offers fantastic routes into Wolverhampton and beyond. Also nearby is the popular Baggeridge Country Park, Penn common and Penn golf club. Located close by are doctors, highly regarded schools including Highfields and other local amenities.

Porch

Door to the entrance hallway.

Entrance Hallway

Stairs rising to the first floor, double glazed window to the side, radiator, ceiling light point and doors to the kitchen and lounge.

Lounge

21' 5" x 10' 2" (6.53m x 3.10m)

Double glazed window to the front, radiator, two ceiling light points, gas fireplace and double glazed sliding door to the conservatory.

Conservatory

7' x 7' 3" (2.13m x 2.21m)

Double glazed windows and French doors to the rear garden

Kitchen

14' 8" max x 10' 10" max (4.47m max x 3.30m max)

Matching wall and base units with stainless steel sink and drainer with mixer tap, gas and electric cooker point, plumbing point for washing machine, ceiling light point, pantry cupboard, radiator, storage cupboard, wall mounted boiler, double glazed window to the rear and doors to the hallway and lean to.

Lean To

Lighting, storage cupboard and doors leading to the kitchen, front driveway, rear garden, utility cupboard and ground floor WC



Utility

6' 5" x 5' 2" (1.96m x 1.57m)

Power supply and window to the rear.

Ground Floor Wc

Low flush WC, window to the side and tap point.

First Floor Landing

Double glazed window to the side, loft access, ceiling light point and doors leading to all bedrooms and bathroom.

Bedroom One

11' 2" x 10' 9" (3.40m x 3.28m)

Double glazed window to the front, radiator, ceiling light point and built-in wardrobe.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Double glazed window to the rear, ceiling light point, radiator, airing cupboard and built-in wardrobe.

Bedroom Three

9' 3" x 7' 9" (2.82m x 2.36m)

Double glazed window to the front, ceiling light point and radiator.

Bathroom

Panelled bath with shower over, low flush WC, wash hand basin, tiled walls, radiator, ceiling point and a double glazed window to the rear.

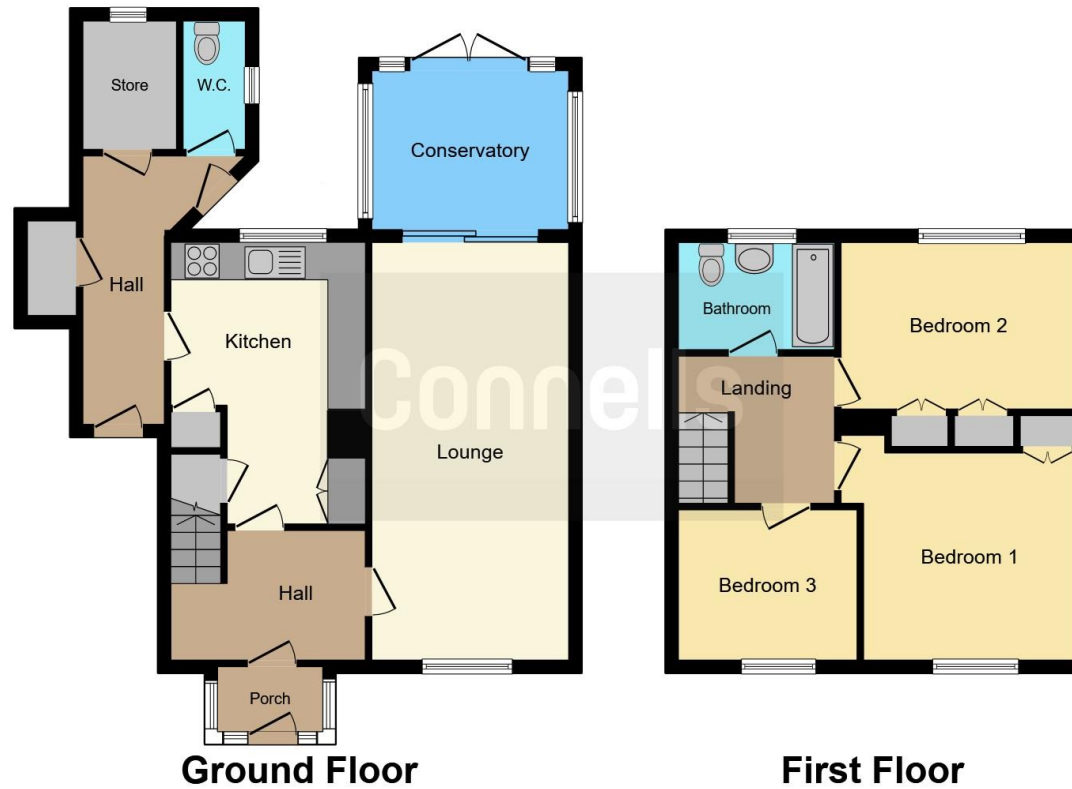
Outside Rear

Paved patio area with lawn, greenhouse and timber fencing.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331908



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331908 - 0002