



**Connells**

Shardlow Road  
Wednesfield Wolverhampton



# Shardlow Road Wednesfield Wolverhampton WV11 3AZ

for sale offers in excess of  
**£247,995**



## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton has the pleasure of bringing to the market this chain free and spacious three bedroom semi-detached family property in a popular residential location.

Internally the property comprises of an entrance porch, entrance hallway, through lounge / dining room, kitchen, downstairs WC, three bedrooms and a family bathroom. Externally there is a garage, driveway to front alongside a lawn, while the rear boasts a well maintained enclosed rear garden ideal for those with families or looking to extend.

Viewings are highly recommended. Call the Connells Wolverhampton branch today to book your viewing.

## Location And Area

Situated on the popular Linthouse Lane estate which has a fantastic selection of local shopping within the neighbouring areas including Bentley Bridge Retail Park, the M6 and M54 motorways are relatively close by as is New Cross Hospital. Popular schooling, dentists and doctors are also just a stones throw away.

## Approach

Setback from the roadside behind off-road parking and a front garden.

## Entrance Porch

Ceiling light point and door to the entrance hallway

## Entrance Hallway

Ceiling light point, storage cupboard, radiator, stairs rising to the first floor and doors leading to the lounge and kitchen

## Lounge

13' 8" maximum measurement x 11' 4" maximum measurement ( 4.17m maximum measurement x 3.45m maximum measurement )

Double glazed window to the front, three wall lights, electric fireplace and doors into the hallway and dining room.

## Dining Room

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

Double glazed window to the rear, radiator, two wall lights and sliding doors to the lounge.

## Kitchen

11' 4" x 6' 9" ( 3.45m x 2.06m )

Matching wall and base units with stainless steel one and a half sink and drainer with mixer tap, plumbing point for washing machine, partly tiled walls, ceiling light point, radiator and doors to the hallway and lobby.

## Lobby

Doors to the kitchen, ground floor WC, garage and rear garden

## Ground Floor W.C

Low flush WC, tap point, wall mounted boiler and ceiling light point.

## First Floor Landing

Ceiling light point with doors leading to all bedrooms and bathroom.

## Bedroom One

13' 9" x 11' 4" ( 4.19m x 3.45m )

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

## Bedroom Two

11' 3" maximum measurement x 11' maximum measurement ( 3.43m maximum measurement x 3.35m maximum measurement )

Double glazed window to the rear, ceiling light point on radiator

## Bedroom Three

8' 10" x 6' 10" ( 2.69m x 2.08m )

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

## Bathroom

Panelled bath with shower over, low flow WC, wash hand basin, radiator, ceiling light point, storage cupboard, loft access and a double glazed window to the rear.

## Rear Garden

Paved patio with lawn, mature tree, timber fencing and side gate.

## Agents Note

it is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly



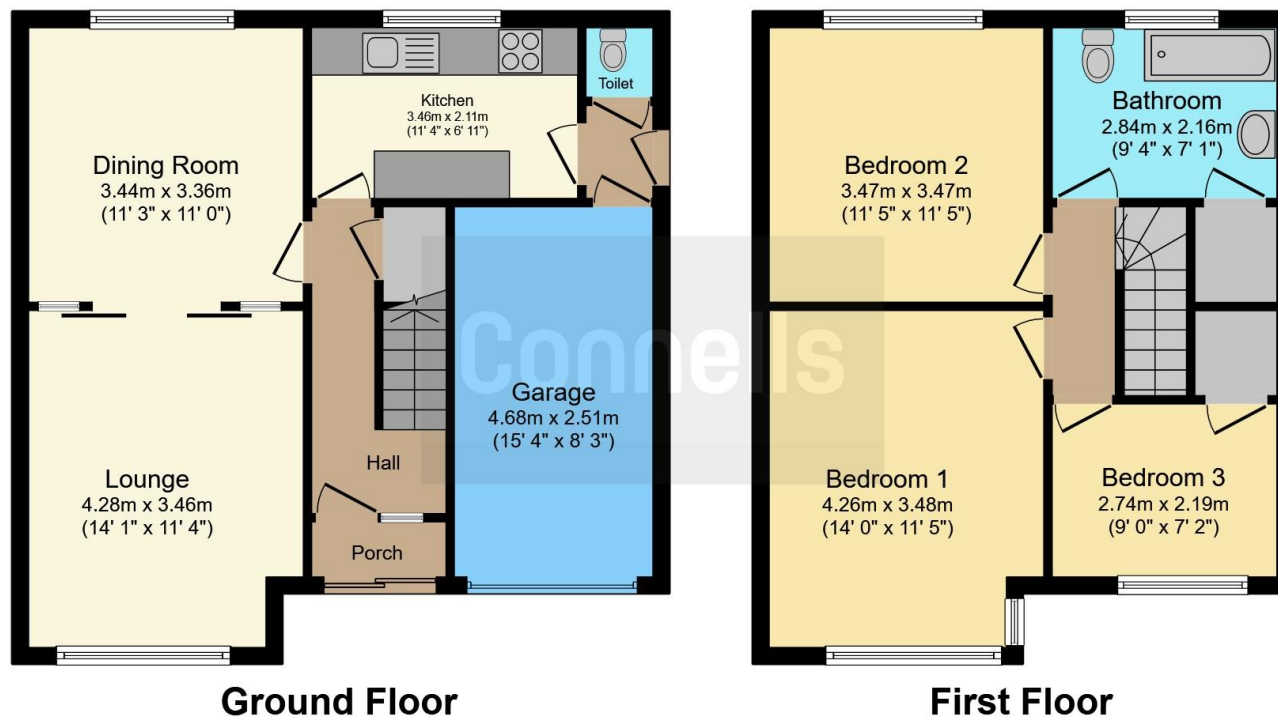












Total floor area 104.5 m<sup>2</sup> (1,125 sq.ft.) approx

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**

**view this property online** [connells.co.uk/Property/WVH331810](http://connells.co.uk/Property/WVH331810)

Tenure: Freehold



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