



Connells

Cedar Road
Willenhall



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to bring to the market this immaculately presented three bedroom semi detached dormer bungalow situated in a popular cul-de-sac in Willenhall.

Internally the property comprises of an inviting entrance hallway, a well appointed kitchen, spacious and cosy lounge with an adjoining conservatory, two ground floor bedrooms and a modern shower room. Heading upstairs you'll find a third bedroom along with its own en-suite shower room. Outside to the front is a generous driveway for parking ample vehicles, while to the side of the bungalow benefits from a car port for additional parking. To the rear is a sizeable and enclosed rear garden.

Viewings are highly recommended and would be suitable for first time buyers, small families or those seeking to downsize. Call the Connells Wolverhampton branch today to book your viewing.

The Location & Area

Situated close to the popular Noose Lane which offers fantastic commuting access to M6 and the Black Country route and conveniently located for Bentley Bridge retail park and New Cross hospital.

Approach

Set back from the roadside behind off road parking for ample vehicles, gates to carport where you find an outside socket point, door to main accommodation.

Entrance Hall

Two ceiling light points, spotlights, storage cupboard, central heating radiator, door to kitchen, lounge, shower room, two bedrooms and stairs rising to first floor.

Kitchen

10' 10" x 10' 9" (3.30m x 3.28m)

Matching wall and base units with composite sink and drainer with mixer tap, electric cooker point, extractor hood, plumbing point for washing machine, part tiled walls, spotlights, central heating radiator, wall mounted boiler, double glazed windows to side and rear.

Lounge

11' 9" x 10' 10" (3.58m x 3.30m)

Gas fireplace, ceiling rose with light point, central heating radiator, door to hall, French doors to conservatory.

Conservatory

10' 1" x 9' (3.07m x 2.74m)

Double glazed windows, central heating radiator, ceiling light point, French doors to rear garden.

Bedroom One

10' 10" x 9' 9" (3.30m x 2.97m)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom Two

10' 9" x 7' 8" (3.28m x 2.34m)

Double glazed window to rear, fitted wardrobes, ceiling light.

Ground Floor Shower Room

Shower cubicle, low flush wc, wash hand basin unit, part tiled walls, heated towel rail, spotlights, extractor fan, double glazed window to side.

First Floor

Bedroom Three

Two ceiling light points, storage cupboard, double glazed window to rear, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, extractor fan, ceiling light point.

Outside Rear

Paved patio with steps down to lawn, gravelled area, greenhouse, outside tap, timber shed.









Ground Floor

First Floor

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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332119



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: WVH332119 - 0007