



Connells

Marnel Drive
Bradmore Wolverhampton

Marnel Drive Bradmore Wolverhampton WV3 7JH

for sale offers in the region of
£285,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and deceptively spacious three bedroom semi-detached property in a popular cul-de-sac location, benefiting from an abundance of space this property must be viewed in order to appreciate.

The property comprises of a large entrance hall, large over 20ft long lounge diner, modern fitted kitchen, three spacious bedrooms and a large family bathroom. Externally there is a generous driveway, front garden, garage, well maintained garden with a garden room.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the West of Wolverhampton City Centre in the sought after Bradmore area approximately a mile and half from Wolverhampton Rail station, catchments area for highly sought after local schools such as St Peters Collegiate Church of England school and Wolverhampton Girls High school, both under a mile and both have received outstanding Ofsted ratings.

Entrance Hall

Double glazed door to side, doors to various rooms, stairs access.

Lounge Diner

20' 9" x 12' 2" (6.32m x 3.71m)

Double glazed window to front, double glazed doors to rear garden, radiator, door to entrance hall, door to kitchen.

Kitchen

6' 4" x 11' 11" (1.93m x 3.63m)

Double glazed window to front, radiator, range of wall and base units, space for various appliances, door to entrance hall, door to lounge diner.



First Floor Landing

Doors to various rooms.

Bedroom One

10' 3" x 11' 11" (3.12m x 3.63m)

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

Bedroom Two

7' 4" x 11' 11" (2.24m x 3.63m)

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

Bedroom Three

10' 3" x 9' 4" (3.12m x 2.84m)

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

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, heated towel rail, door to landing.

Garage

Up and over door to front

Outside Front

Large driveway to front, leading to the side, lawned garden area.

Outside Rear

Enclosed rear garden which is highly maintained, lawned garden with a range of mature plants, tree and shrubs and a timber constructed garden room.









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: B

view this property online connells.co.uk/Property/WVH332090

Tenure: Freehold



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.

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