



Connells
connells.co.uk 01802 710 170
FOR SALE

Connells

Argyle Road
Blakenhall Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and deceptively spacious three bedroom semi-detached family home situated in the popular residential area of Blakenhall in a cul-de-sac location.

As you enter you are greeted by an inviting entrance hallway leading to a spacious lounge with a bay window, the rear boasts a generously sized dining room. The ground floor also benefits from having a well appointed kitchen with an adjoining utility. Up stairs you will find three bedrooms and a modern bathroom.

Externally there is off road parking to front for ample vehicles and a low maintenance enclosed rear garden. To the side of the property there is potential to extend subject to the necessary planning permissions.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the south of Wolverhampton City Centre approximately a mile away from Wolverhampton Rail Station with numerous local schools most notably The Royal School near by and a short distance away from local shops and places of worship.

Approach

Off road to front for ample vehicles with access to the main accommodation and side gate.

Entrance Hall

Double glazed window to front, radiator, ceiling light point, stairs to first floor, storage cupboard, housing a window to side, doors to various rooms.

Lounge

14' 3" max x 10' 9" max (4.34m max x 3.28m max)

Double glazed window to front, gas fire, radiator.

Dining Room

12' 7" max x 11' max (3.84m max x 3.35m max)

Double glazed window to sliding patio door to rear garden, radiator, gas fire place.

Kitchen

Matching wall and base units with one and a half stainless steel sink drainer with mixer tap, gas cooker point with extractor hood, plumbing point for washing machine, partly tiled walls, wall mounted boiler, radiator, double glazed window to side, door to hall, archway to utility.



Utility

7' 2" x 6' 1" (2.18m x 1.85m)

Work top, plumbing point for dishwasher, wall units, radiator, double glazed window to side, archway to kitchen, door to rear garden.

First Floor Landing

Double glazed window to side, loft access, doors to bedrooms and bathroom.

Bedroom One

14' 7" max x 10' 7" into wardrobe (4.45m max x 3.23m into wardrobe)

Double glazed window to front, radiator, fitted wardrobe.

Bedroom Two

12' 7" max x 11' 11" max (3.84m max x 3.63m max)

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

Bedroom Three

8' 2" x 6' 4" (2.49m x 1.93m)

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

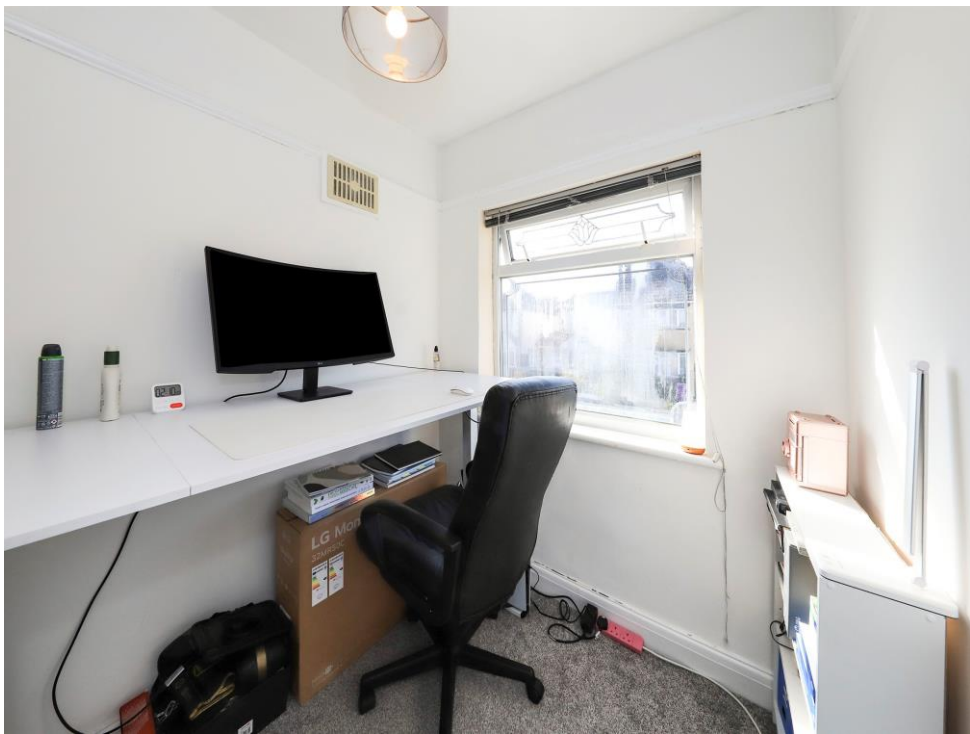
Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, heated towel rail, airing cupboard, double glazed window to rear.

Outside Rear

Paved patio area with steps to a lawn, outside tap, double gate to front.









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/WVH332088



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: WVH332088 - 0005