



Connells

Westland Avenue
Compton Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this spacious and attractive five bedroom detached family property in a popular residential location. Benefiting from an abundance of internal and external space this property must be viewed in order to appreciate.

The property comprises an entrance porch, entrance hall, lounge, dining room, spacious fitted kitchen diner, utility, ground floor bedrooms and shower room, downstairs wc. On the first floor there are four large bedrooms and a separate family bathroom.

Externally there is a large concrete print driveway with ample off road parking as well as a garage. To the rear there is a large enclosed rear garden which is mostly lawned with a large feature concrete patio area.

Location And Area

Set to the west of Wolverhampton City centre in the popular Compton area which offers easy access to a range of local schools, including Wolverhampton Girls High School, mixed Grammar School other outstanding comprehensive schools and excellent colleges. The property is also within close proximity to Wolverhampton City centre where a wide range of high street shops and amenities can be found. The City centre also boasts transport links including local bus and railway station. This property is also located approximately a mile from the country side and parks.

Entrance Porch

Double glazed window to front, double glazed door to front, door to entrance hall.

Entrance Hall

Double glazed door to entrance porch, stairs access, doors to various rooms.

Dining Room

12' x 12' (3.66m x 3.66m)

Double glazed bay window to front, radiator, gas fire, door to entrance hall.

Lounge

14' 10" x 11' 11" (4.52m x 3.63m)

Double glazed window to rear, radiator, gas fire, door to entrance hall, door to rear garden.

Kitchen Diner

19' 3" x 11' 4" max (5.87m x 3.45m max)

Double glazed window to rear, space for a dining table, door to entrance hall, door to utility, range of wall and base units with an integrated oven, hob, extractor, one and a half stainless steel drainer sink, integrated fridge freezer, space for a dishwasher, door to entrance hall.

Utility

15' 10" x 7' 8" (4.83m x 2.34m)

Double glazed door to front, double glazed door to side, gas hob, range of wall and base units, space for a tumble dryer, door to ground floor bedroom.



Ground Floor Bedroom Five

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

Double glazed window to side, door to utility/spice kitchen, radiator, door to downstairs shower room.

Downstairs Shower Room

Double glazed window to rear, vanity sink, low flush toilet heated towel rail, mixer shower, door to bedroom five.

Downstairs Wc

Double glazed window to front, vanity sink, low flush toilet, heated towel rail, door to entrance hall.

First Floor Landing

Doors to various rooms.

Bedroom One

11' 11" x 12' (3.63m x 3.66m)

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

Bedroom Two

14' 10" x 11' 10" (4.52m x 3.61m)

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

Bedroom Three

10' 10" x 11' 4" (3.30m x 3.45m)

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

Bedroom Four

14' 10" x 7' 7" (4.52m x 2.31m)

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

Family Bathroom

Double glazed window to front, panelled bath, mixer shower in a cubicle, pedestal sink, low flush toilet, heated towel rail, extractor, door to landing.

Garage

Up and over door to front, light, power and door to rear garden.

Outside Front

Large concrete print driveway with a wall to side.

Outside Rear

Large enclosed rear garden which is mostly lawned with a range of plants, trees and shrubs, with a large concrete print patio area.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332179



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: WVH332179 - 0003