



**Connells**

Deyncourt Road  
Wednesfield Wolverhampton



# Deyncourt Road Wednesfield Wolverhampton WV10 0SQ

for sale offers in the region of  
**£295,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this attractive and well presented four bedroom semi detached family property in a popular residential location. Benefiting from being in close to proximity to popular schools this property should be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, lounge, extended sitting room, kitchen, utility and downstairs shower room. On the first floor there are three bedrooms and family bathroom. Heading up to the top floor is Bedroom Four with storage areas. Externally there is a garage, driveway to front and a good size enclosed rear garden ideal for families.

## The Location & Area

Situated on the ever popular Deyncourt Road which offers fantastic commuting access to the main Cannock Road, Prestwood Road West and links to New Cross hospital, M54 and M6 motorways. Popular schooling, shops, dentists, doctors and public houses are just a stone's throw away.

## Entrance Porch

Double glazed door to front, door to entrance hall.

## Entrance Hall

Door to porch, stairs to first floor landing, doors to various rooms.

## Kitchen

16' 8" x 7' 2" ( 5.08m x 2.18m )

Double glazed window to rear, a range of wall and base units, space for various appliances, door to entrance hall, door to extending sitting room.

## Extended Sitting Room

20' 3" x 10' 2" ( 6.17m x 3.10m )

Sliding door to rear, central heating radiator, door to kitchen, door to lounge.

## Lounge

14' 8" x 10' 2" ( 4.47m x 3.10m )

Double glazed bay window to front, central heating radiator, door to extended sitting room.

## Utility

13' 6" x 8' 7" ( 4.11m x 2.62m )

Double glazed window to rear, double glazed door to rear, door to kitchen, door to downstairs shower room, a range of wall and base units, plumbing for washing machine, inset sink

## Downstairs Shower Room

Shower cubicle, low flush toilet, vanity sink, door to utility area.

## First Floor Landing

Doors to various rooms, stairs to second floor.

## Bedroom One

12' 1" x 10' 3" ( 3.68m x 3.12m )

Double glazed window to front, central heating radiator, door to first floor landing.

## Bedroom Two

10' 3" x 9' 2" ( 3.12m x 2.79m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## Bedroom Three

7' 8" x 7' 4" ( 2.34m x 2.24m )

Double glazed window to front, central heating radiator, door to first floor landing.

## Family Bathroom

Double glazed window to rear, corner bath, pedestal sink, low flush toilet, central heating radiator, door to first floor landing.

## Second Floor

## Bedroom Four

18' 9" x 12' 5" ( 5.71m x 3.78m )

With restricted head height. Skylight to rear, various storage areas.

## Garage

21' 11" x 8' 7" ( 6.68m x 2.62m )

Double doors to front, door to utility.

## Outside Front

Large driveway affording off road parking with dwarf wall.

## Outside Rear

Enclosed rear garden, lawned area, plants, trees and shrubs.















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: E Council Tax  
 Band: B

Tenure: Freehold

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