





Property Description

Connells Wolverhampton have the delight to bring to the market this four bedroom detached family property in a popular residential estate. Benefiting from an abundance of internal space this property must be viewed in order to appreciate.

The property comprises of an entrance hall, large entertainment style lounge, large modern fitted kitchen diner with adjoining utility, downstairs wc, garage area. On the first floor there are four bedrooms one with and en-suite and a separate family bathroom. Externally there are front, side and rear gardens and off road parking.

Location And Area

The property is conveniently located for easy access to the midland metro, M54, M5 and M6, Wolverhampton City centre which offers an extensive range of amenities, shops and supermarkets along with leisure facilities. The area itself benefits from close access to a good selection of highly regarded schools and university.

Entrance Hall

Double glazed door to front, stairs access, door to various rooms.

Lounge

19' 5" x 10' 11" (5.92m x 3.33m)
Double glazed window to front, double glazed window to side, French doors to garden, radiator, door to entrance hall.

Entertainment Kitchen Diner

19' 6" x 10' 8" (5.94m x 3.25m)
Double glazed window to front, double glazed window to side, double glazed bay window to side, inset oven, hob, extractor, microwave, one and a half stainless steel drainer sink, door to utility.

Utility

6' 7" x 5' 11" (2.01m x 1.80m)
Range of base units, plumbing for a washing machine, pantry cupboard, door to garage.

Garage

13' 7" x 9' 3" (4.14m x 2.82m)
Door to rear, garage door to front, partition wall, light and power, door to utility.

Downstairs Wc

Low flush toilet, wash hand basin, door to entrance hall.

First Floor Landing

Doors to various rooms, storage cupboard, loft access.

Bedroom One

8' 9" x 11' (2.67m x 3.35m)

Double glazed window to front, double glazed window to side, fitted wardrobe, door to en-suite.

En-Suite

Electric shower in a cubicle, pedestal sink, low flush toilet, double glazed window to side, door to bedroom.

Bedroom Two

8' 1" x 8' 10" (2.46m x 2.69m)

Double glazed window to side, radiator, fitted wardrobe, door to landing.

Bedroom Three

11' x 8' 11" (3.35m x 2.72m)

Double glazed window to side, double glazed window to front, radiator, fitted wardrobe, door to landing.

Bedroom Four

7' 7" x 8' 7" (2.31m x 2.62m)

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

Bathroom

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

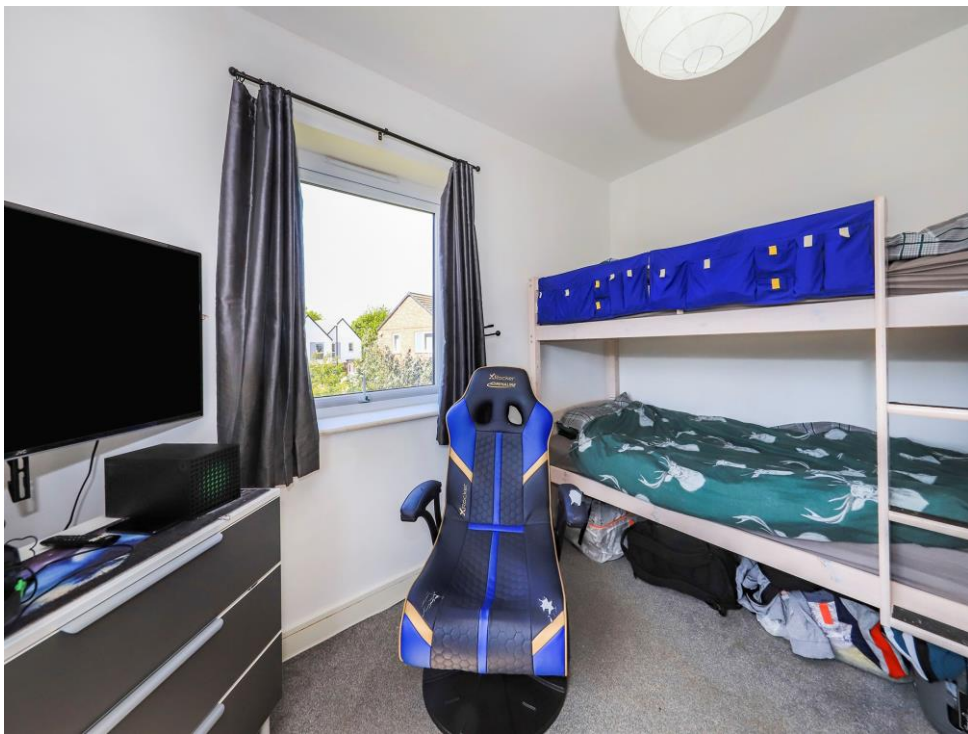
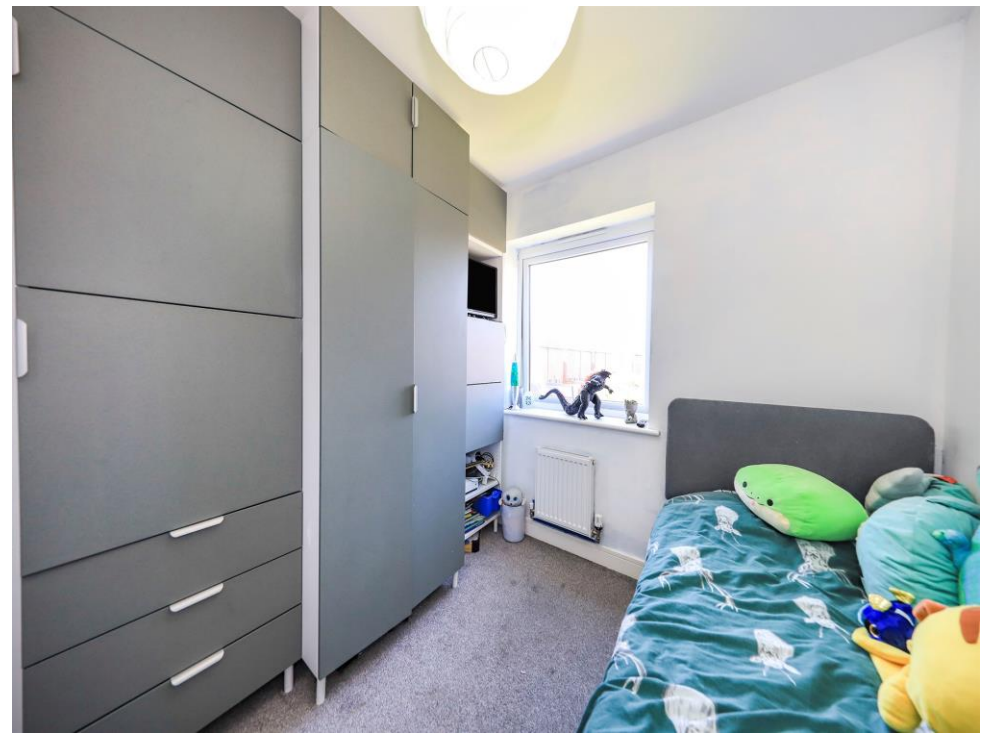
Outside Front

Small courtyard style garden to front and side which is highly maintained with a range of mature plants, trees and shrubs and a driveway area.

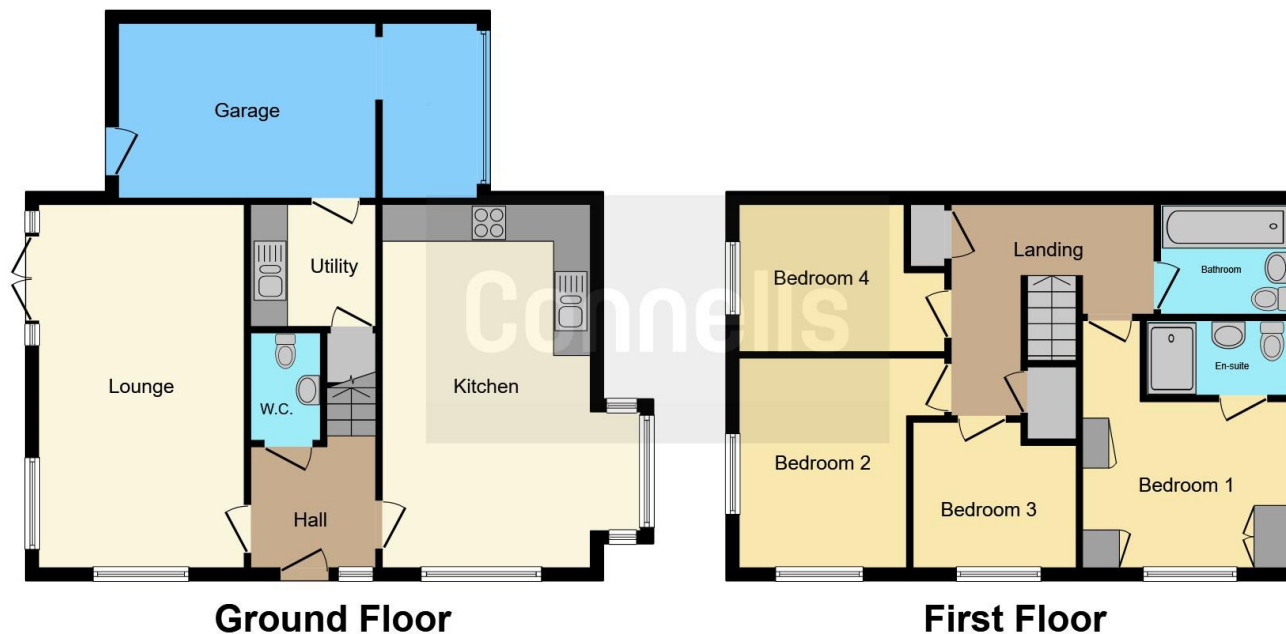
Outside Rear

Enclosed rear garden with surrounding wall, mostly lawned surrounded by a range of plants, trees and shrubs as well as timber outbuildings.









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: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332163



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: WVH332163 - 0004