



Connells

Park Dale West
Off Tettenhall Road Wolverhampton

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for sale offers in the region of
£675,000



Property Description

Connells Award Winning Estate Agents in Wolverhampton are delighted to bring to the market this outstanding and immaculately presented three storey five bedroom villa style property. Having a large internal footprint this property must be viewed in order to appreciate. The property sits within a popular conservation area with a large amount of parking.

The property comprises of storm porch, large entrance hall with feature Minton tiled floor, family lounge retaining many original features, family dining room, generous proportioned entertainment style kitchen diner and ground floor bathroom with separate shower. On the first floor there is annex style living with lounge, bedrooms, kitchenette and en-suite. Additionally there are two bedroom double bedrooms and shower room. On the second floor there are a two bedrooms, dressing room and bathroom with separate shower cubicle. The property also benefits from having a large cellar ideal for conversion (subject to relevant permissions), a double detached garage to rear, courtyard style garden to side and rear and large mature garden to front.

The Location & Area

Set to the north west of Wolverhampton City Centre on the Tettenhall Road with easy access to Tettenhall village for shopping facilities with nearby amenities, eateries and transport links to Wolverhampton City Centre.

Storm Porch

Opening to large grand entrance hall.

Entrance Hall

Stairs to first floor landing, window to side, central heating radiator, feature Minton tiled flooring, doors to various rooms.

Lounge

20' 5" x 13' 10" (6.22m x 4.22m)

Windows and doors to front, two central heating radiators, traditional flooring, door to entrance hall.

Dining Room

14' x 15' 10" (4.27m x 4.83m)

Windows to side, open fireplace, traditional flooring, column radiator, door to rear, two doors to entrance hall.

Ground Floor Shower Room

Freestanding slipper bath, corner shower cubicle with waterfall mixer shower, low flush toilet, vanity sink, feature tiling, heated towel rail, door to entrance hall.

Open Plan Kitchen Diner

22' 10" max x 15' 11" max (6.96m max x 4.85m max)

A range of wall and base units, integrated oven and hob, inset one and a half sink, window to side, plumbing for dishwasher, space for dining table and chairs, feature wooden burner, french doors to rear garden, door to boiler room, storage cupboard.

Cellar

20' x 13' 11" (6.10m x 4.24m)

Ideal for a variety of uses.

First Floor Landing

Gallery landing with column radiator, windows, door to balcony area.

Bedroom One

20' 6" x 13' 11" (6.25m x 4.24m)

Windows to front, traditional floor, central heating radiator, door to first floor landing.

Bedroom Two

14' 2" x 15' 10" (4.32m x 4.83m)

Window to rear and side, traditional flooring, central heating radiator, door to en-suite, door to first floor landing.

En-Suite Shower Room

Window to side, designer towel radiator, pedestal sink, low flush toilet, shower cubicle with waterfall shower, door to Bedroom Two, door to first floor landing.

Annex Style Living

Annex Lounge

12' 2" x 15' 11" (3.71m x 4.85m)

Window to side, central heating radiator, door to kitchenette, door to first floor landing, door to Annex Bedroom/Bedroom Five.

Kitchenette

Window, a range of base units, inset sink, door to Annex Lounge.

Annex Bedroom/ Bedroom Five

12' 3" x 9' 3" (3.73m x 2.82m)

Window to rear, central heating radiator, door to Annex Lounge, door to En-suite Bathroom

Annex En-Suite Bathroom

Window to side and rear, panelled bath with electric shower, vanity sink, low flush toilet, feature tiling, door to Annex Bedroom/Bedroom Five.

Second Floor Landing

Gallery landing, central heating radiator, doors to various rooms.

Bedroom Three

16' 11" x 14' 1" (5.16m x 4.29m)

Window to front with balcony, traditional flooring, central heating radiator, door to second floor landing.

Bedroom Four

13' 6" x 14' 6" (4.11m x 4.42m)

Two windows to rear, traditional flooring, central heating radiator, fireplace, door to second floor landing.

Bathroom

Two windows to side, pedestal sink, shower cubicle with waterfall shower, feature tiling, freestanding roll top bath, heated towel rail, door to second floor landing.

Dressing Room

5' 11" x 8' 9" (1.80m x 2.67m)

Window to side, vaulted ceiling, door to second floor landing.

Outside Front

Mature garden to front with paved pathway, a range of plants, trees and shrubs leading to side courtyard style area

Outside Side

Block paved courtyard style area ideal for entertaining, planter tubs.

Outside Rear

Courtyard style rear garden.

Double Garage

Door to rear garden, door to private access road, power, light.









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

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EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

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