



Connells

John Sills Road
Wednesfield Wolverhampton

John Sills Road Wednesfield Wolverhampton WV11 3EB

for sale offers in the region of
£220,000



Property Description

The award winning Connells Wolverhampton branch welcomes to the market this immaculately presented two bedroom semi detached home in a cul-de-sac in the area of Wednesfield, near to New Cross hospital and still boasts 6 years remaining on the NHBC and a fire safety sprinkler system throughout.

As you step inside this home, you're greeted with an entrance hallway and a convenient ground floor WC. Additionally you have a spacious lounge with an adjoining modern kitchen / diner.

Heading upstairs and you'll find two generously sized bedrooms and a stylish bathroom to serve all residents.

Outside to the front is a driveway to the side of the property, which fits ample vehicles. To the rear is a well maintained and landscaped rear garden for all to enjoy the outdoor space.

Recently built and local to Bentley Bridge retail park, along with many other amenities and transport links. John Sills Road is an ideal purchase for first time buyers, investors or those seeking to downsize. Viewings are highly recommended so call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated on a recent modern build development just off March End Road within the area of Wednesfield. Wednesfield has a fantastic selection of shopping, doctors, dentists, public houses and eateries. Bentley Bridge retail park is within close proximity and popular schools are just a stone's throw away.

Approach

Set back from the roadside in a cul-de-sac with off-road parking to the side, electric car charging point.

Entrance Hallway

Double glazed door to front, doors to various rooms, radiator.

Ground Floor Wc

Low flush wc, wash hand basin with splash back tiling, extractor fan, radiator.

Lounge

11' max x 13' 3" max (3.35m max x 4.04m max)

Double glazed window to front and side, premium laminate flooring, radiator, stairs to first floor, door to hallway and kitchen/ diner



Kitchen

15' 2" x 10' 9" (4.62m x 3.28m)

Matching wall and base units, one and a half, stainless steel sink and drainer with mixer tap, integrated fridge, freezer, washer and dryer, four ring gas hob, extractor hood, spotlights, radiator, wall mounted boiler, cupboard, extractor fan, double glazed window to rear, doors to lounge and rear garden.

First Floor Landing

Loft access, storage cupboard, doors to various rooms.

Bedroom One

15' 3" max x 9' 2" max (4.65m max x 2.79m max)

Two double glazed windows to front, radiator.

Bedroom Two

15' 3" max x 9' 5" max (4.65m max x 2.87m max)

Two double glazed windows to rear, radiator.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, heated towel rail, extractor fan, spotlights, double glazed window to side.

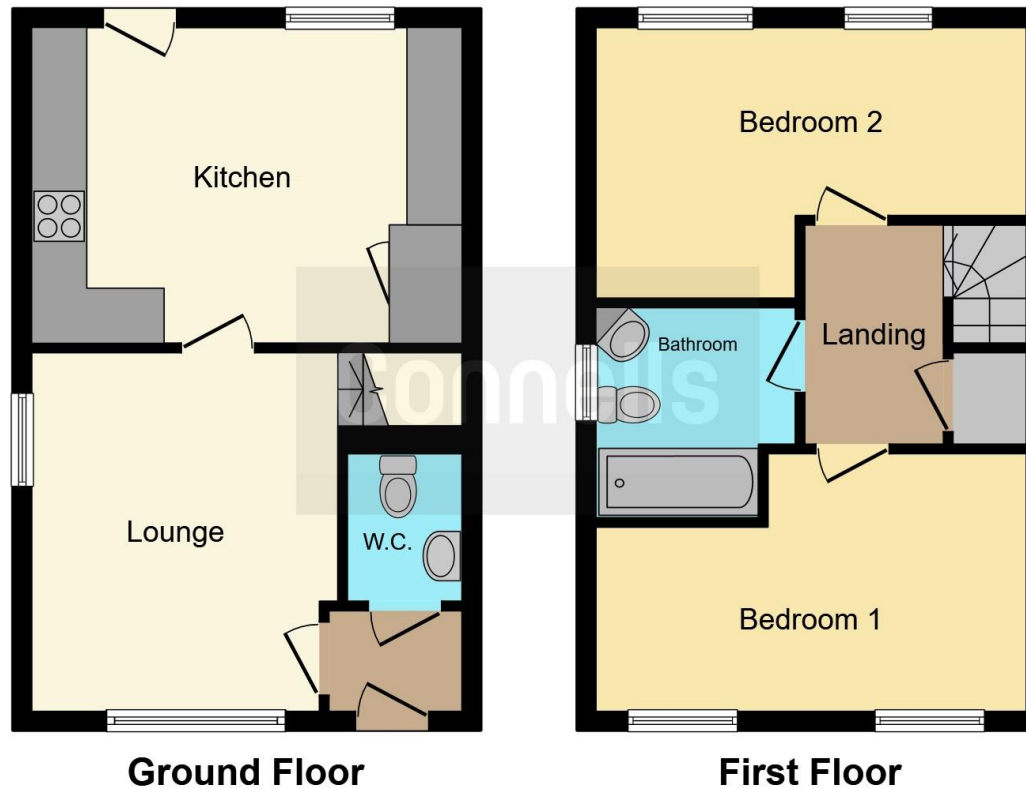
Outside Rear

Indian stone paving with further patio area, lawn, timber shed, outside tap and side 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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332737



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