



Connells

Cadman Crescent
Fallings Park Wolverhampton

Cadman Crescent Fallings Park Wolverhampton WV10 0SH

for sale offers in the region of
£300,000



Property Description

The Award Winning Connells Wolverhampton branch is proud to bring to the market this three bedroom semi detached family home situated on a popular corner plot in Fallings Park with the added benefit of NO ONWARD CHAIN. Viewings are highly recommended for first time buyers, families or those looking for a property with the potential to extension, subject to the necessary permissions.

The property comprises of entrance hall, two reception rooms, well appointed kitchen, utility double garage and convenient ground floor wc. Heading upstairs you will find three bedrooms and a well appointed bathroom. Outside to the front is garden with ample off road parking, whilst to the rear is a generously sized rear garden.

The Location & Area

Situated just off the ever popular Deyncourt Road where there is fantastic commuting links to the Cannock Road, M54 and M6 motorways. Popular shopping can be found nearby within the area of Wednesfield and Bentley Bridge retail. Schooling to include Deyncourt Primary and other schools area conveniently located nearby and New Cross hospital.

Approach

Set back from the roadside on a corner plot with front garden and ample block paved off road parking, shrubbery, outside tap.

Entrance Hall

Door to front, ceiling light point, stairs rising to first floor landing, central heating radiator, doors to lounge, dining room and kitchen.

Lounge

12' 6" max x 12' max (3.81m max x 3.66m max)

Double glazed window to front, spotlights, gas fireplace.

Dining Room

12' 3" max x 11' 10" max (3.73m max x 3.61m max)

Double glazed sliding door to rear garden, ceiling light point, central heating radiator, gas fireplace.

Kitchen

13' 8" x 6' 9" (4.17m x 2.06m)

Matching wall and base units, composite one and half sink and drainer with mixer tap, gas and electric cooker point, part tiled walls, spotlights, door to utility, double glazed window to rear and side.

Utility

Wall mounted boiler, plumbing for washing machine, tap point, double glazed window to side, doors to front driveway, ground floor wc, garage and rear garden.



Ground Floor Wc

Low flush toilet, wall mounted wash hand basin, spotlights.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One

12' 8" max x 10' 2" max (3.86m max x 3.10m max)

Double glazed window to front, fitted wardrobe.

Bedroom Two

12' 7" max x 12' max (3.84m max x 3.66m max)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom Three

8' x 7' 4" (2.44m x 2.24m)

Double glazed window to front, ceiling light point, central heating radiator.

Bathroom

Double glazed window to rear, panelled bath with shower over, low flush wc, wash hand basin, ceiling light point, heated towel rail, tiled walls.

Outside Rear

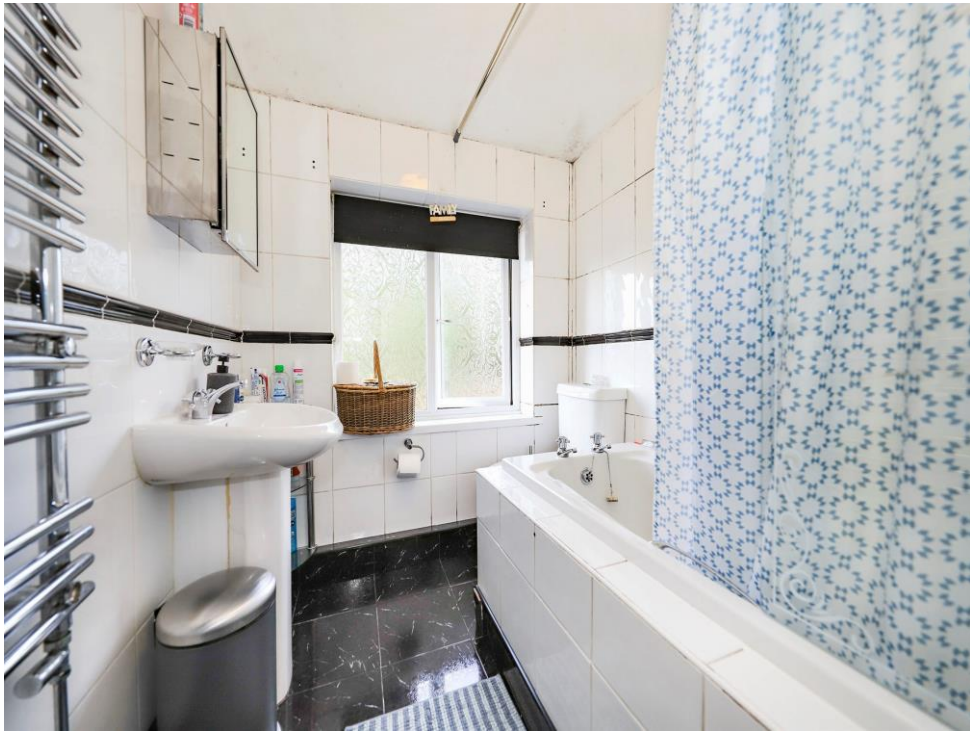
Paved patio, lawn, walling, two timber sheds, shrubbery, timber fencing.

Double Garage

25' 3" max x 22' max (7.70m max x 6.71m max)

Up and over door, power supply, lighting, two double glazed windows to rear.

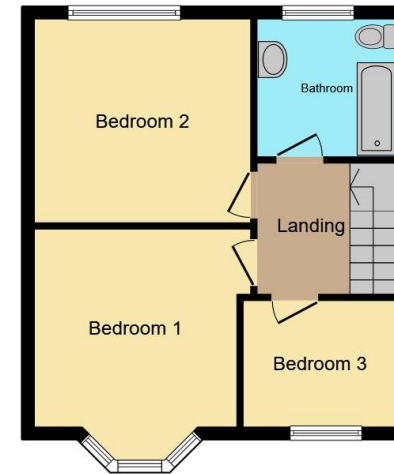








Ground Floor



First Floor

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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332804



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