



Connells
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FOR SALE

Connells

Belton Avenue
Wednesfield Wolverhampton

Belton Avenue Wednesfield Wolverhampton WV11 1AJ

for sale offers over
£250,000



Property Description

The Award Winning Connells Wolverhampton branch are delighted to bring to the market this well presented and extended three bedroom semi detached family home in Fallings Park with added benefit of NO ONWARD CHAIN. Local to shops, amenities, transport links and school, viewing is highly recommended.

The property comprises of porch leading to an inviting entrance hallway, sitting room, kitchen diner and extended spacious lounge. Heading upstairs you will find three bedrooms and family bathroom. Outside to the front is off road parking for ample vehicles while to the rear boasts a generous size rear garden.

The Location & Area

Situated on Belton Avenue which links to Blackhalve Lane and the main Cannock Road with further links to the M54 and M6 motorways. Popular schooling can be found nearby along with shopping as well as New Cross hospital and Bentley Bridge retail park.

Approach

Set back from the roadside behind off road parking for ample vehicles, outside tap.

Entrance Porch

Door to entrance hall.

Entrance Hall

Door to porch, windows to front, central heating radiator, storage cupboard housing wall mounted boiler with window to side, door to dining room and kitchen diner.

Sitting Room

13' 6" max x 10' 10" max (4.11m max x 3.30m max)

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

Kitchen Diner

16' 8" max x 10' 9" max (5.08m max x 3.28m max)

Matching wall and base units with stainless steel sink and drainer with mixer tap, part tiled walls, plumbing for washing machine, integrated double oven, five ring gas hob with extractor hood, two ceiling light points, central heating radiator, double glazed window to side.

Extended Lounge

14' 9" x 14' 3" (4.50m x 4.34m)

Ceiling light point, central heating radiator, french doors and window to rear garden.



First Floor Landing

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

Bedroom One

13' 5" x 10' 4" into wardrobe (4.09m x 3.15m into wardrobe)

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

Bedroom Two

11' max x 10' 9" max (3.35m max x 3.28m max)

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

Bedroom Three

7' 9" x 6' 2" (2.36m x 1.88m)

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

Bathroom

Double glazed window to rear, panelled bath, low flush wc, wash hand basin, central heating radiator, tiled walls, spotlights, extractor fan.

Loft Space

Skylight window.

Outside Rear

Decking area leading to a generous size lawn, mature trees, summer house, outside double socket point, timber shed with power supply, gate to side.









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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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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