



**Connells**

Wood End Road  
Wednesfield Wolverhampton



# Wood End Road Wednesfield Wolverhampton WV11 1YD

for sale offers in the region of  
**£275,000**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale an extended semi detached home situated on the ever popular Wood End Road which offers COUNTRYSIDE VIEWS TO REAR. For further details please contact Connells Wolverhampton.

Externally the home has a large frontage providing ample off road parking, detached garage (IDEAL FOR CONVERSION) and large rear garden with country side views (viewing highly recommended). Internally there is a side entrance, entrance hall, 24ft entertainment lounge diner, sitting room, fitted kitchen diner, three bedrooms and fitted shower room.

## The Location & Area

Situated on the ever sought after Wood End Road just a stone's throw away from popular shopping, public houses, doctors, dentists and eateries. Popular schools are also within close proximity as well as the M54 and M6 motorways. Further shopping can be found within Bentley Bridge retail park.

## Entrance Porch

Double glazed door and windows to front, tiled flooring, door to hall.

## Entrance Hall

Door and window to porch, stairs to landing, storage cupboard, doors to various rooms, central heating radiator.

## Entertainment Lounge Diner

24' 8" x 10' 8" ( 7.52m x 3.25m )

Double glazed bow window to front, door to hall, central heating radiator, gas fire, door to entrance hall.

## Sitting Room

8' 4" x 8' 2" ( 2.54m x 2.49m )

Double glazed patio doors to rear, central heating radiator, archway leading to entertainment lounge diner.

## Kitchen Diner

8' 3" max narrowing to 7' " min x 16' 6" ( 2.51m max narrowing to 2.13m min x 5.03m )

Double glazed window to rear with countryside views, door to side access, door to hall, wall and base units with roll top work surfaces, central heating radiator, single drainer sink unit.



### First Floor Landing

Loft access, double glazed window to side, airing cupboard, stairs to ground floor, doors to various rooms

### Bedroom One

12' 1" x 10' ( 3.68m x 3.05m )

Double glazed window to front, central heating radiator, door to first floor landing

### Bedroom Two

12' 2" x 10' into recess ( 3.71m x 3.05m into recess )

Double glazed window to rear with countryside views, central heating radiator, built-in wardrobe, door to first floor landing.

### Bedroom Three

8' 8" x 7' ( 2.64m x 2.13m )

Double glazed window to rear with countryside views, central heating radiator, laminate floor, door to first floor landing.

### Wet Room

Double glazed window to front, low flush toilet, fitted shower, wall mounted wash basin, part tiled walls, central heating radiator, extractor fan, door to first floor landing.

### Side Entrance

Gate to front access, door to inner hall.

### Inner Hall

Door to rear access, door to side access.

### Outside Front

Large frontage providing ample of road parking, lawned area, trees, plants and shrubs.

### Outside Rear

Large lawned area, selection of trees, plants and shrubs, paved patio area, wooden built shed, greenhouse, COUNTRYSIDE VIEWS TO REAR.

### Detached Garage

Up and over door to front access, door to rear.



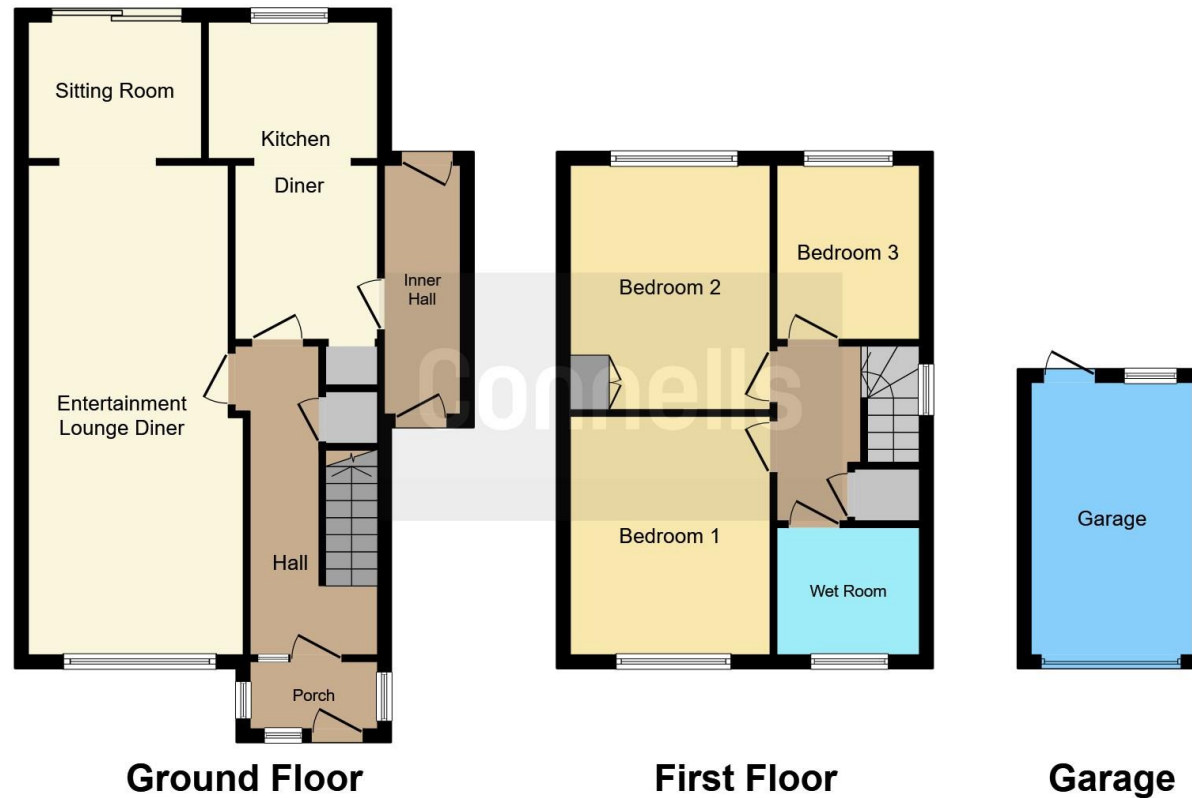












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WVH333153](http://connells.co.uk/Property/WVH333153)



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Property Ref: WVH333153 - 0002