



Connells

Croft Lane
Fallings Park Wolverhampton

Croft Lane Fallings Park Wolverhampton WV10 8RH

for sale offers in excess of
£235,000



Property Description

The Award Winning Connells Wolverhampton branch is proud to bring to the market this extended three bedroom semi detached family home in the popular area of Fallings Park, near to schools, shops, amenities and popular transport links. Viewings are highly recommended to appreciate the accommodation of offer, call Connells today to book your viewing.

Internally the property comprises of entrance hall leading to a spacious lounge, extended kitchen with open plan dining area. The ground floor is completed with a guest wc. Heading upstairs you will find three generous size bedrooms and a modern stylish shower room. Outside to the front is off road parking ample vehicles, whilst to the rear is a generous size rear garden.

The Location & Area

Situated off the popular Cannock Road on Croft Lane which offers fantastic commuting access the M6 and M54 motorways. Popular shopping can be found nearby and further shopping which includes Bentley Bridge and Wednesfield along with New Cross hospital. Schools, doctors and dentists as well as bus routes are within close proximity.

Approach

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

Entrance Hall

Door to front, ceiling light point, stairs rising to first floor, door to lounge.

Lounge

15' 8" into bay x 13' 7" max (4.78m into bay x 4.14m max)

Double glazed window to front, central heating radiator, ceiling light point, storage cupboard with double glazed window to side, doors to entrance hall and open plan kitchen diner.

Open Plan Kitchen Diner

20' 2" max x 15' 4" max (6.15m max x 4.67m max)

An array of wall and base units, integrated electric oven, fridge, composite one and a half sink and drainer with mixer tap, extractor hood, part tiled walls, three central heating radiators, ceiling spotlights, storage cupboard, bifold doors to rear garden, skylight window, door to lounge and ground floor wc.

Kitchen Area

13' 6" x 8' 8" (4.11m x 2.64m)

Dining Area

10' 3" x 15' 4" (3.12m x 4.67m)

Ground Floor Wc

Low flush wc, wall mounted wash hand basin, part tiled walls, ceiling light point, extractor fan.

First Floor Landing

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

Bedroom One

12' 2" x 9' (3.71m x 2.74m)

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

Bedroom Two

10' 7" x 9' 1" (3.23m x 2.77m)

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

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m)

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

Shower Room

Shower cubicle, low flush wc, wash hand basin unit, heated towel rail, tiled walls, spotlights, double glazed window to side.

Outside Rear

Patio area, lawned area, timber fencing, outside double socket point, side gated access









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: A

Tenure: Freehold

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