



Connells

Stroud Avenue
Willenhall

Stroud Avenue
Willenhall WV12 4DH

for sale offers in the region of
£265,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and deceptively spacious four bedroom semi detached family property in a popular residential location. Benefiting from an abundance of internal space and air conditioning units, this property must be viewed in order to fully appreciate.

The property comprises of entrance hall, large entertainment style lounge with fitted TV units, modern fitted kitchen diner and downstairs wc. On the first floor there are three well proportioned bedrooms, en-suite and family bathroom. Heading to the top floor there is the master bedroom and en-suite shower room. Externally there is a large driveway and good size rear garden.

Entrance Hall

Double glazed door to front, stairs to first floor landing, door to downstairs wc, door to lounge.

Downstairs Wc

Double glazed window to front, low flush toilet, pedestal sink, door to entrance hall.

Entertainment Style Lounge

17' 8" x 12' 5" (5.38m x 3.78m)

Double glazed window to front, central heating radiator, air conditioning unit, fully fitted media TV unit, understair storage, door to kitchen diner.

The Location & Area

Situated on Stroud Avenue with fantastic links to the M6 & M54 motorways. There are a wonderful selection of local schools nearby along with bus routes to Walsall and Wolverhampton. Willenhall and Wednesfield shopping centres are relatively close along with fantastic shopping at the ever popular Bentley Bridge retail park.

Kitchen Diner

7' 9" x 15' 7" (2.36m x 4.75m)

Double glazed door and window to rear, a range of wall and base units, various integrated appliances, space for dining table and chairs, door to entertainment style lounge.



First Floor Landing

Doors to various rooms, stairs to second floor.

Bedroom Two

9' 9" x 9' 2" (2.97m x 2.79m)

Double glazed window to front, central heating radiator, airing conditioning unit, door to first floor landing, door to en-suite.

En-Suite

Double glazed window to front, shower cubicle, low flush toilet, vanity sink, door to Bedroom Two.

Bedroom Three

9' 7" x 8' 8" (2.92m x 2.64m)

Double glazed window to rear, central heating radiator, airing conditioning unit, door to first floor landing.

Bedroom Four

9' 6" x 9' 10" (2.90m x 3.00m)

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

Family Bathroom

Double glazed window to side, panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Second Floor Landing

Stairs to first floor landing, doors to Bedroom One.

Bedroom One

16' 5" x 12' 10" max (5.00m x 3.91m max)

Double glazed skylight to rear, central heating radiator, airing conditioning unit, door to second floor landing, door to en-suite.



En-Suite

Shower cubicle, low flush toilet, pedestal sink, door to Bedroom One.

Outside Front

Large driveway to front, gated rear access.



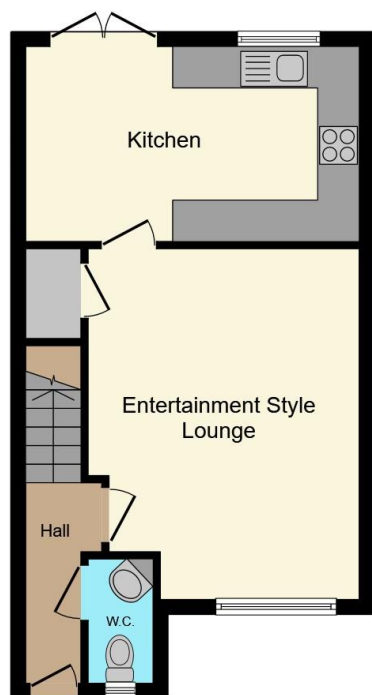
Outside Rear

Enclosed rear garden, lawned area, panelled fences.

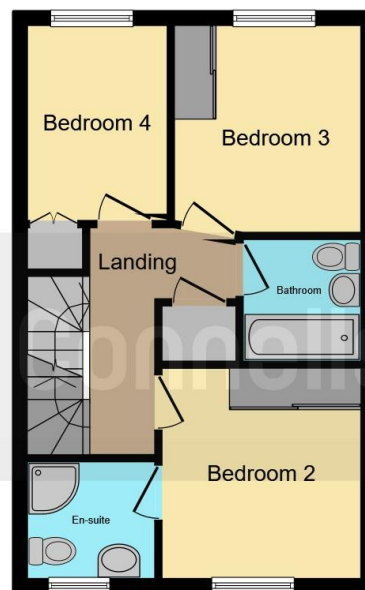




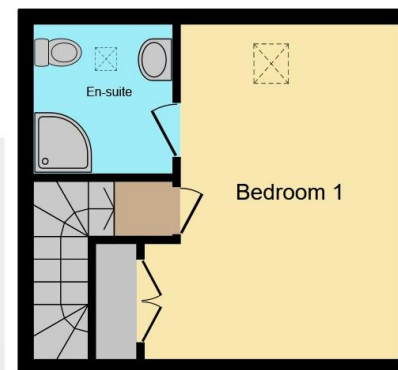




Ground Floor



First Floor



Second 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333621



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH333621 - 0002