



Connells

Sundour Crescent
Wednesfield Wolverhampton

Sundour Crescent Wednesfield Wolverhampton WV11 1AX

for sale offers over
£250,000



Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE well presented and attractive three bedroom semi detached family property in a cul-de-location. Benefiting from an abundance of space, this property must be viewed order to fully appreciate.

The property comprises of entrance hall, large family lounge, generous L shaped entertainment kitchen diner with feature breakfast bar island and utility area to rear. On the first floor there are selection of three bedrooms and large family bathroom with separate walk-in shower cubicle. Additionally there is a large area which has previously been used as a bedroom put would require building regulations to be classed as a bedroom. Externally there is a large driveway to front, garage to side and good size enclosed rear garden.

The Location & Area

Situated just off the main Cannock Road linking to Belton Avenue, which has further links into Sundour Crescent. A popular cul-de-sac location which has fantastic access to the M54 and M6 motorways. There is a fantastic selection of local shopping and schools nearby.

Entrance Hall

Double glazed door to front, doors to various rooms, stairs to first floor landing, central heating radiator.

Lounge

12' 10" into bay x 10' 7" (3.91m into bay x 3.23m)

Double glazed bay window to front, central heating radiator, door to entrance hall.

L Shaped Kitchen Diner

16' 4" max x 10' 11" max (4.98m max x 3.33m max)

Double glazed window to rear, a range of wall and base units, integrated electric oven, gas hob, extractor, space for various appliances, large breakfast bar island, French doors to rear.

Utility Area

6' x 17' 9" (1.83m x 5.41m)

Plumbing for washing machine, one and half stainless steel drainer sink, central heating radiator, door to side, door to kitchen diner, door to garden.

First Floor Landing

Doors to various rooms, stairs to second floor landing.



Bedroom One

13' 6" x 8' (4.11m x 2.44m)

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

Bedroom Two

7' 11" x 6' 4" (2.41m x 1.93m)

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

Bedroom Three

7' 6" x 6' 4" (2.29m x 1.93m)

Currently used as a dressing room. Double glazed window to rear, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, large bath, walk-in shower cubicle with feature spotlights, extractor, pedestal sink, low flush toilet, central heating radiator, wardrobe, door to first floor landing.

Loft Area

Stairs to first floor landing. Suitable for variety of uses, subject to relevant permissions.

Outside Front

Large driveway providing off road parking, gravelled with hedgerow to side.

Outside Rear

Good size enclosed garden with lawned area, planter beds, paved patio area.

Garage

Up and over door to front.









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: D Council Tax
 Band: A

Tenure: Freehold

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