



Connells

Cannock Road  
Westcroft Wolverhampton



# Cannock Road Westcroft Wolverhampton WV10 8QP

for sale offers in the region of  
**£375,000**



## Property Description

The Award Winning Connells Wolverhampton branch is delighted to bring to the market this extended three bedroom semi detached family home boasting its own annex the rear of the garden and also has the added benefit of having NO ONWARD CHAIN. Viewing is highly recommended to appreciate the size of the accommodation on offer, call today to book a viewing.

Internally the property comprises of porch leading into an inviting entrance hall, modern and style kitchen with granite work tops and a spacious entertainment lounge with potential dining area. Adjoining the lounge is ground floor wc and a large 72ft garage with power and lighting. There is a also an adjoining utility room and further ground floor wc. Heading upstairs you will find three double bedrooms and a sizable bathroom with bath and separate shower cubicle. There is also a loft area which could potentially be used as a fourth bedroom. Outside to the front is a private driveway with secure electric gates and there is a generous rear garden with concrete print and lawn. The annex at the bottom of the garden could be used as living accommodation or office space. The annex has a potential kitchen, lounge, bedroom and bathroom.

## The Location & Area

Situated in the ever popular and sought after area of Westcroft which offers fantastic commuting access to the M54 and M6 motorways. The i54 commercial development, Wednesfield and Bentley Bridge retail park along with New Cross hospital are also nearby. Sought after schools can be found nearby and further schools within Essington and Cheslyn Hay.

## Approach

Set back from the roadside behind walling with secure electric gates leading to a block paved driveway for several vehicles.

## Entrance Porch

Door to front, storage cupboard, central heating radiator, ceiling light point, door to entrance hall.

## Entrance Hall

Door to porch, stairs rising to first floor, central heating radiator, coved ceiling, ceiling rose with light point, doors to kitchen and lounge.

## Kitchen

15' 10" x 11' 6" ( 4.83m x 3.51m )

Matching wall and base units with granite work tops, one and half sink and drainer with mixer tap, stoves, gas cooker, seven ring gas hob, extractor hood, spotlights, coved ceiling, central heating radiator, double glazed window to front.

## Lounge

18' 7" max x 17' 2" max ( 5.66m max x 5.23m max )

Gas fireplace, coved ceiling, two ceiling roses with light points, central heating radiator, door to entrance hall and lobby.

## Lobby

Doors to garage, ground floor wc and lounge.

## Ground Floor Wc

Low flush wc, wall mounted wash hand basin, spotlights.



## Utility

11' 6" x 5' 6" ( 3.51m x 1.68m )

Double glazed window to rear, stainless steel sink and drainer with mixer tap, central heating radiator, ceiling light point, plumbing for washing machine.

## Additional Ground Floor Wc

Low flush wc.

## First Floor Landing

Storage cupboard, ceiling light point, doors to various rooms.

## Bedroom One

11' 9" x 11' 10" ( 3.58m x 3.61m )

Double glazed window to front, fitted wardrobes, central heating radiator, ceiling light point, two wall lights, door to first floor landing.

## Bedroom Two

15' into wardrobe x 9' 8" max ( 4.57m into wardrobe x 2.95m max )

Two double glazed window to rear, fitted wardrobes and drawers, central heating radiator, ceiling light point, loft hatch to loft room with ladder, door to first floor landing.

## Bedroom Three

13' 10" x 7' 7" ( 4.22m x 2.31m )

Double glazed window to rear, fitted wardrobe, shelving and drawers, central heating radiator, ceiling light point, two wall lights, door to first floor landing.

## Family Bathroom

Panelled bath, low flush wc, shower cubicle, bidet, vanity wash hand basin, spotlights, tiled walls, central heating radiator, heated towel rail, two double glazed window to front.

## Loft Area

Double glazed window to side.

## Garage

72' 9" x 9' 7" ( 22.17m x 2.92m )

Up and over door, lighting, wall mounted boiler, power, double glazed window to side, central heating radiator, door to lobby, additional wc, utility room and rear garden.

## Outside Rear

Paved patio area, concrete print patio, lawn, hot and cold taps, power point, access to the annex.

## Annex

## Potential Kitchen

12' 8" x 10' 3" ( 3.86m x 3.12m )

Double glazed window to front, spotlights, doors to rear garden, lounge and bedroom.

## Lounge

13' 5" max x 11' 7" max ( 4.09m max x 3.53m max )

Storage cupboard housing meters, spotlights, loft access, door to kitchen and bathroom.

## Bedroom

16' 8" x 12' 7" ( 5.08m x 3.84m )

Two skylights windows, spotlights, fitted wardrobes, door to bathroom and kitchen.

## Bathroom

Panelled bath, separate shower cubicle, low flush wc, wash hand basin, skylight, spotlights.

## Agents Note

The Vendor advises the solar panels on the annex are owned.



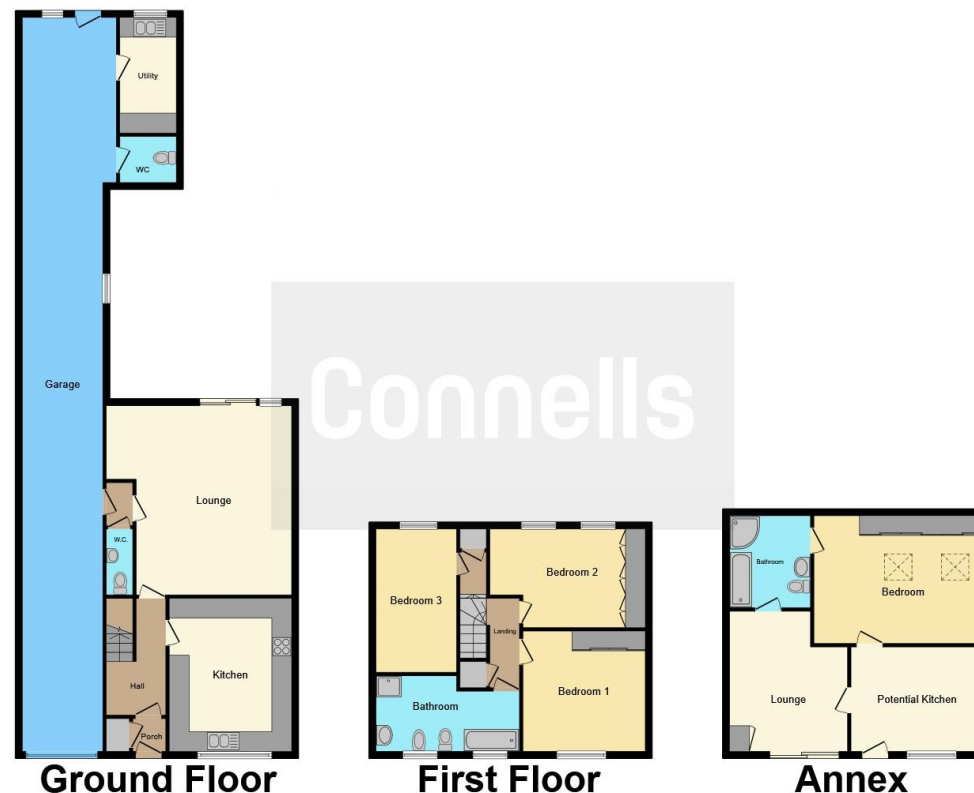












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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