



Connells

Sundour Crescent
Wednesfield Wolverhampton

Sundour Crescent Wednesfield Wolverhampton WV11 1AP

for sale offers in the region of
£260,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented three bedroom semi detached family property in a popular cul-de-sac location. Benefiting from delightful field views to rear, this property must be viewed in order to fully appreciate. Please call Connells today to book a viewing.

The property comprises of entrance hall, lounge, modern fitted kitchen diner and sun room. On the first floor there are three bedrooms and modern family shower room. Externally there is a large driveway to front providing ample off road parking and a large enclosed rear garden with field views to rear.

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, stairs to first floor landing, central heating radiator, doors to various rooms.

Lounge

11' x 17' 1" into bay (3.35m x 5.21m into bay)

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

Kitchen Diner

7' 5" x 16' 5" (2.26m x 5.00m)

Double glazed window to rear, double glazed bifold doors to sun room, five ring gas hob, integrated oven, extractor, one and half stainless steel drainer sink, integrated dishwasher, space for various appliances, breakfast bar, heated towel rail.

Sun Room

11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed windows, central heating radiator, bifold doors to kitchen diner, door to garden.



First Floor Landing

Doors to various rooms.

Bedroom One

13' 9" x 8' 8" (4.19m x 2.64m)

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

Bedroom Two

11' 1" x 11' 5" (3.38m x 3.48m)

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

Bedroom Three

7' 10" x 6' 6" (2.39m x 1.98m)

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

Family Shower Room

Double glazed window to rear, low flush toilet, vanity sink, shower cubicle with mixer shower, heated towel rail, door to first floor landing.

Outside Front

Large driveway providing ample off road parking, gate to side providing access to the rear garden.

Outside Rear

Field views, panelled fencing, lawned area, paved pathway, raised patio area.









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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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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