



**Connells**

Prestwood Avenue  
Wednesfield Wolverhampton

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Wednesfield Wolverhampton WV11 3TY

for sale offers in the region of  
**£215,000**



**Property Description** Samuel Thorneywork from the Award Winning Connells Wolverhampton branch bring to the market this three bedroom semi detached family home situated on a popular road in Wednesfield and boasts a recently refitted roof. Suitable for first time buyers, investors or families, viewing is highly recommended to appreciate the accommodation on offer.

Internally the property comprises entrance hall, lounge and open plan kitchen diner. Upstairs there are three bedrooms and modern stylish bathroom with bath and separate shower cubicle. Outside to front is ample off road parking and a generous size rear garden.

### The Location & Area

Based in a highly popular residential estate just off Linthouse Lane in the Wednesfield area. Ideally situated for access to Bentley Bridge retail parking with a range of highly regarded local schooling nearby.

### Approach

Set back from the roadside behind a block paved driveway providing ample off road parking with access to the main accommodation and side gate.

### Entrance Hall

Door to front, central heating radiator, spotlights, understair storage cupboard, stairs rising to first floor, doors to lounge and kitchen.

### Lounge

12' 7" into bay x 10' 4" ( 3.84m into bay x 3.15m )  
Double glazed window to front, spotlight, central heating radiator, french doors to kitchen diner, door to entrance hall.

### Kitchen Diner

16' 7" max x 10' 9" max ( 5.05m max x 3.28m max )  
Matching wall and base units, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, central heating radiator, plumbing for washing machine, spotlights, double glazed window to rear, french doors to lounge, door to entrance hall, doors to rear garden.

### First Floor Landing

Double glazed window to side, spotlights, doors to various rooms.

### Bedroom One

13' 4" max x 10' 5" max ( 4.06m max x 3.17m max )

Double glazed window to front, central heating radiator, ceiling spotlights.

### Bedroom Two

10' 5" into wardrobe x 10' 10" max ( 3.17m into wardrobe x 3.30m max )

Double glazed window to rear, central heating radiator, ceiling spotlights, fitted wardrobes.

### Bedroom Three

6' 6" x 6' ( 1.98m x 1.83m )

Double glazed window to front, central heating radiator, ceiling spotlights.

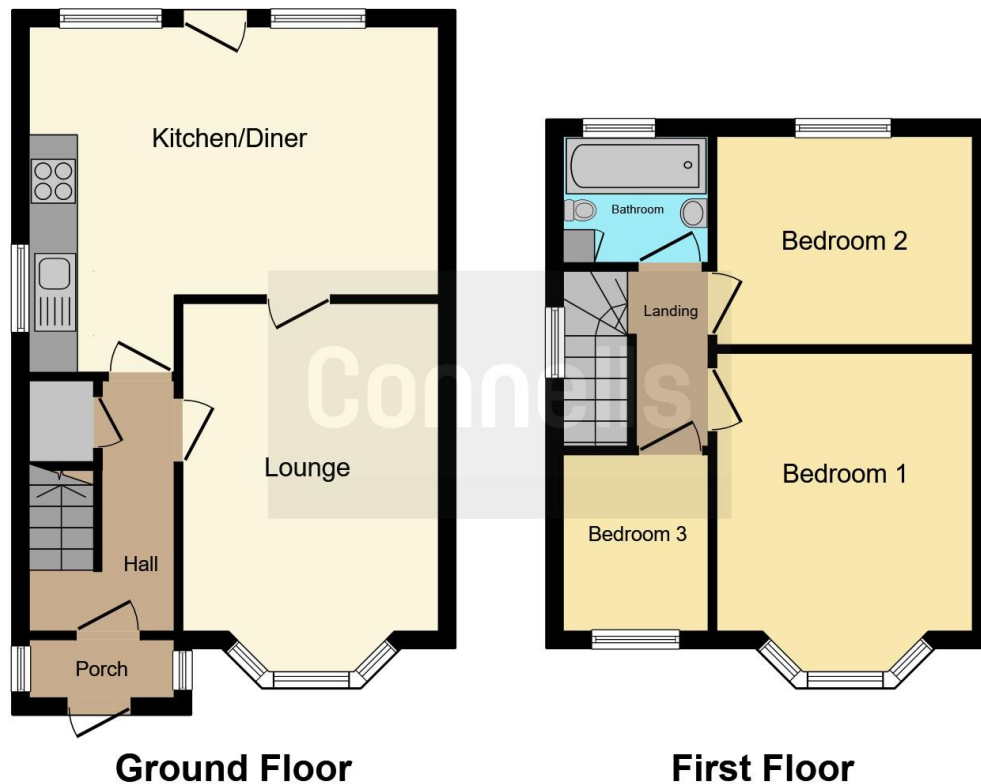
### Family Bathroom

Freestanding bath, shower cubicle, low flush toilet, wash hand basin, heated towel rail, part panelled walls, ceiling spotlights, double glazed window to rear.

### Outside Rear

Block paving, lawned area, shrubbery, mature trees, gravel board fencing, outside tap, summerhouse, double socket point, side gate.





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)

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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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