



Connells

Vyrnwy Stafford Road
Coven Heath Wolverhampton

Vyrnwy Stafford Road Coven Heath Wolverhampton WV10 7PS

for sale offers in the region of
£325,000



Property Description

Samuel Thorneywork of the Award Winning Connells Wolverhampton branch is delighted to bring to the market this immaculately presented three bedroom semi-detached family home in a sought after area near to the M54 and M6 motorway links.

Internally the property comprises of a beautifully presented and spacious entrance hallway with access to a through lounge dining room with stylish electric fireplace with an adjoining timber extension which could be used for versatile space such as a play room or office. The ground floor also comprises of having modern and stylish kitchen with integrated appliances while to the side is a useful utility area and convenient ground floor wc. Heading upstairs you will find three generously sized bedrooms and a sleek family bathroom with free standing bath and separate walk in shower cubicle.

Outside to the front is off road parking for several vehicles, garage for additional parking or storage space and front lawn while the rear benefits from having a sizable rear garden.

Viewings are highly recommended to appreciate the accommodation on offer so call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated on the main A449 Stafford Road which offers fantastic commuting links the M54 and M6 motorways and for commuters into Wolverhampton City centre. The i54 commercial development is also close by along with local shopping at Three Tuns. There are various shops, schooling, doctors and dentists can also be found nearby.

Approach

Set back from the road side behind off road parking for several vehicles and front lawn with access to the main accommodation with oak porch above and access to garage.

Entrance Hallway

Composite front door with vertical radiator, ceiling spotlights, stairs rising to first floor, doors leading to the lounge/ dining room and kitchen.

Lounge/ Dining Room

26' 6" max x 10' 7" max (8.08m max x 3.23m max)

Double glazed window to front, electric fire place, two radiators, two ceiling light points, access to hallway and office/ playroom.

Office/ Play Room

13' 9" x 9' 4" (4.19m x 2.84m)

Electric heater fireplace with double glazed windows to rear and side, ceiling light point, doors to dining room and rear garden.



Kitchen

10' 5" x 7' 7" (3.17m x 2.31m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated oven, fridge and freezer, four ring gas hob with extractor hood above, pantry cupboard, double glazed window to rear, ceiling light point, doors to hallway and utility.

Utility

10' 5" x 10' 2" (3.17m x 3.10m)

Plumbing point for washing machine, radiator, washing machine, radiator, power supply, ceiling light point, doors leading to the ground floor wc, rear garden and kitchen and garage.

Ground Floor Wc

Low flush wc with inset wash hand basin, ceiling light point, double glazed window to rear.

First Floor Landing

Double glazed window to side, vertical radiator, ceiling spotlights, door to all bedrooms and bathroom.

Bedroom One

13' 9" x 10' 5" (4.19m x 3.17m)

Double glazed window to front, ceiling light point, radiator, fitted wardrobes.

Bedroom Two

12' 5" max x 10' 7" max (3.78m max x 3.23m max)

Double glazed window to rear, ceiling light point, radiator, fitted wardrobes.

Bedroom Three

10' 6" x 6' 9" (3.20m x 2.06m)

Double glazed window to front, ceiling light point, radiator, fitted wardrobe.

Bathroom

Free standing bath with free standing tap and shower head, separate walk in shower cubicle, wash hand basin, low flush wc, partly panelled walls, extractor fan, vertical radiator, ceiling spotlights, double glazed windows to side and rear, loft access.

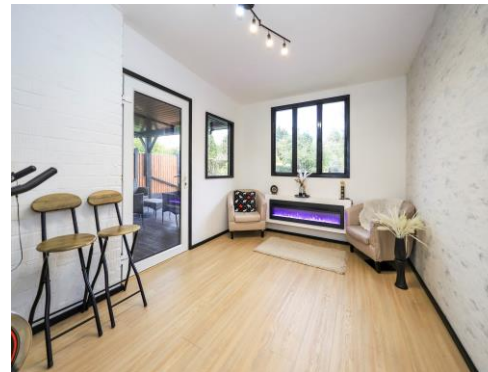
Rear Garden

Timber shelter area with decking, lawn, mature trees, fruit trees, outside tap point, garden shed.

Garage

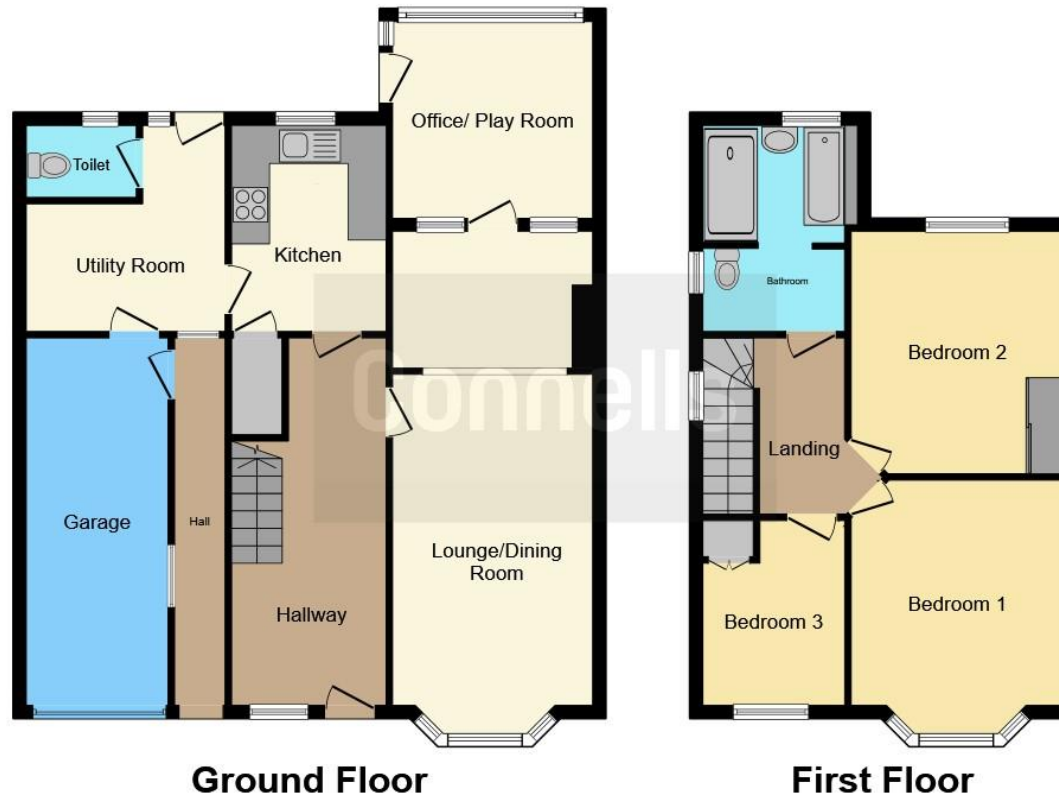
18' 6" x 8' 2" (5.64m x 2.49m)

Up and over garage door with window to side, power, supply lighting, door to side ally.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333834



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