



Connells
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FOR SALE

Connells

Prestwood Road West
Wednesfield Wolverhampton

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for sale
£220,000



Property Description

Connells Wolverhampton are pleased to present this well-maintained Edwardian semi-detached property, built in 1902 and retaining original features.

The property has recently undergone electrical and decorative upgrades, and offers spacious accommodation across three floors, making it ideal for those working from home. Benefiting from an abundance of internal space and large room sizes, this property should be viewed to be fully appreciated. Externally there is driveway to the front and a large enclosed rear garden with a detached timber shed.

The Location & Area

Situated on the ever sought after Prestwood Road West, the property is close to New Cross Hospital, Wednesfield town centre and Bentley Bridge retail park, in easy reach of the M54 and M6 motorways, and is in the catchment for sought-after schooling.

Home Office/ Tv Room

10' 9" x 12' 4" (3.28m x 3.76m)

Double-glazed door to front, bay-fronted reception room currently used as a TV room and home office. Comprises double-glazed window to front, solid oak flooring, central heating radiator, and a bespoke cupboard housing a modern Worcester Bosch combi boiler, having been relocated from an upstairs bedroom. This room also has an original cast iron fireplace and gas fire, and the room houses the new fuse board which has been recently fitted, with a fresh Electrical Installation Condition Report issued, bringing peace of mind to buyers. Additionally, a new power socket has been installed above the fireplace, allowing cable-free wall-mounted TV use.

Lounge

11' 8" x 12' 5" (3.56m x 3.78m)

Rear-facing reception room with double-glazed window, central heating radiator, Fitted alcove cupboard, large understairs storage, and original cast iron fireplace and gas fire. Door opens to the kitchen.

Kitchen Area One

8' 8" x 7' 8" (2.64m x 2.34m)

Double-glazed window and door to side, inset 1.5 Bowl Kitchen Sink, fitted wall and base units, plumbing for washing machine, space for electric cooker, gas hob, central heating radiator, and solid oak flooring. Open access to Kitchen Area Two.

Kitchen Diner Area

12' x 5' 5" (3.66m x 1.65m)

Extended kitchen space with further wall and base units, breakfast bar, garden-facing kitchen-diner, solid oak flooring, and wraparound double-glazed windows, and UPVC French doors.



First Floor Landing

Doors to various rooms, central heating radiator.

Bedroom One

12' 7" x 11' 3" (3.84m x 3.43m)

Large front-facing bedroom with room for a king-sized bed, double-glazed window, central heating radiator, and original cast iron fireplace.

Bedroom Two

10' 8" x 8' 8" (3.25m x 2.64m)

Rear-facing bedroom with double-glazed window to rear, central heating radiator, built-in floor-to-ceiling storage cupboard, and original cast iron fireplace.

Bathroom

Spacious bathroom with panelled bath, separate shower cubicle with new electric shower, low flush toilet, central heating radiator, floor tiles, and a double-glazed window to the side.

Second Floor

Loft Area/ Bedroom Three

12' x 9' 5" (3.66m x 2.87m)

Accessed via a door-enclosed staircase, the room is currently used as a bedroom (see Agent's Note), with space for a king-sized bed. Double-glazed window to side, central heating radiator, and built-in eaves cupboards and shelving.

Outside front

Block-paved area providing off-road parking for two vehicles. Gated side access to rear.

Outside Rear

Large enclosed garden with paved patio, artificial lawn, and a large timber shed/workshop, and an outside tap.

Agents Note

Please note, the current owners use the loft area as a bedroom. The room may not meet current building regulations. Buyers are advised to seek professional advice before incurring any costs. A one-off indemnity insurance policy is available to support the sale.









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

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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