



Connells

Grasmere Road
Willenhall

Grasmere Road
Willenhall WV12 4JJ

for sale offers in the region of
£250,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom semi-detached family property in a popular cul-de-sac location benefiting from being in good condition this property should be viewed in order to appreciate.

The property comprises of an entrance hall, lounge with french doors to the rear garden, modern fitted kitchen with space for a dining table, downstairs wc. On the first floor there are a selection of three bedrooms, en-suite and a family bathroom.

Externally there is a driveway and garden to front, as well as garage storage area which is partly converted into a home office as well as a enclosed rear garden ideal for families.

Location And Area

Situated close to the popular Pool Hayes Lane conveniently located for the sought after Broad Lane South. There is a selection of local shopping at Stubby Lane, Pool Hayes and the ever popular Bentley Bridge retail park. Pool Hayes school along with other popular schools in close proximity.

Entrance Hall

Double glazed door to front, stairs access, radiator, doors to various rooms.

Kitchen

11' 3" x 8' 5" (3.43m x 2.57m)

Double glazed window to front, range of wall and base units, inset oven, hood and extractor, plumbing for washing machine, space for fridge freezer, space for a small dining table, radiator, door to entrance hall.

Downstairs Wc

Low flush toilet, extractor fan, pedestal sink, door to entrance hall.

Lounge

10' 4" x 15' 4" (3.15m x 4.67m)

Double glazed french doors to rear, double glazed windows to rear, radiator, door to entrance hall.



First Floor Landing

Doors to various rooms, storage cupboard, loft access.

Bedroom One

11' 1" x 9' 8" (3.38m x 2.95m)

Double glazed window to front, radiator, door to en-suite.

En-Suite

Electric shower in cubicle, low flush toilet, pedestal sink, double glazed window to front, door to bedroom.

Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)

Double glazed window to rear, radiator, door to landing.

Bedroom Three

7' 2" x 6' 7" (2.18m x 2.01m)

Double glazed window to rear, radiator, door to landing.

Family Bathroom

Panelled bath, pedestal sink, low flush toilet, door to landing.

Garage

Partly converted to a home office, light and power, door to rear garden, up and over door to front..

Outside Front

Driveway with off road parking, lawned garden area.

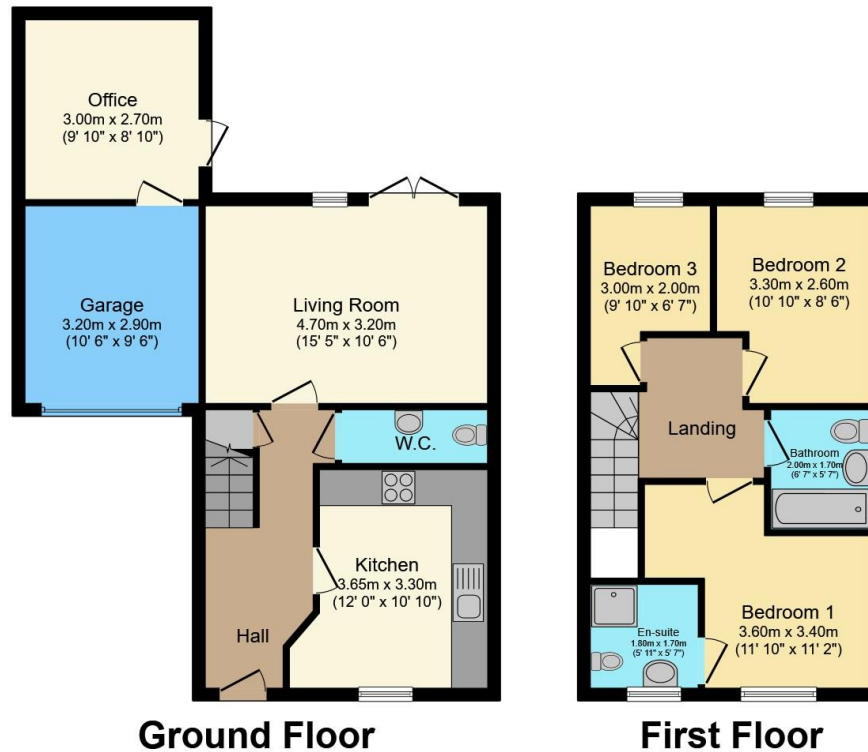
Outside Rear

Good sized enclosed garden, mostly lawned surrounded by a range of panelled fencing with paved patio area.









Total floor area 94.5 m² (1,017 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334001



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