



**Connells**

Bellamy Lane  
Wednesfield Wolverhampton



# Bellamy Lane Wednesfield Wolverhampton WV11 1LJ

for sale offers in the region of  
**£395,000**



## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this modern four bedroom detached family home set on a corner plot in a popular location and near to New Cross hospital. Viewings are highly recommended, call Connells today to book your viewing.

Internally the property comprises of an inviting entrance hall and convenient ground floor wc, spacious lounge, kitchen diner with integrated appliances and adjoining utility. Heading upstairs you will find four bedrooms, en-suite shower room and family bathroom. Outside to front is ample off road parking, garage for additional parking or storage space and rear garden.

## The Location & Area

Situated just off Amos Lane with green views to front and conveniently located for New Cross hospital and Bentley Bridge retail park. The M54 and M6 motorways are relatively close by along with local junior and senior schools. There are bus routes via Prestwood Road West leading to Wolverhampton City centre.

## Approach

Set back from the roadside on a corner plot with access to a front garden, off road parking and garage.

## Entrance Hall

Door to front, central heating radiator, storage cupboard, stairs rising to first floor, doors to ground floor wc, lounge and kitchen diner.

## Lounge

Double glazed window to front, two central heating radiator, spotlights, french doors to rear garden.

## Kitchen

Matching wall and base units, one and half stainless steel sink and drainer with mixer tap, integrated double oven, fridge, freezer and dishwasher, four ring gas hob with extractor hood, central heating radiator, double glazed windows to front and rear, doors to entrance hall and utility.

## Utility

Stainless steel sink and drainer with mixer tap, plumbing point for washing machine, wall mounted boiler, central heating radiator, extractor fan, door to kitchen diner and rear garden.



## First Floor Landing

Airing cupboard housing water cylinder, central heating radiator, loft access, two ceiling light points, double glazed window to front, doors to various rooms.

## Bedroom One

Double glazed window to rear, ceiling light point, central heating radiator, built-in wardrobe, door to en-suite shower room.

## En-Suite Shower Room

Shower cubicle, wash hand basin, low flush wc, part tiled walls, spotlights, double glazed window to rear.

## Bedroom Two

Double glazed window to front, ceiling light point, central heating radiator, built-in wardrobe.

## Bedroom Three

Double glazed window to rear, ceiling light point, central heating radiator, built-in wardrobe.

## Bedroom Four

Double glazed window to front, ceiling light point, central heating radiator.

## Bathroom

P shaped bath with shower over, low flush wc, wash hand basin, extractor fan, heated towel rail, part tiled walls, double glazed window to rear.

## Outside Rear

Paved patio area with lawn, outside tap, side gate, door to garage.

## Garage

Up and over door, power, lighting, power supply, potential storage space above.



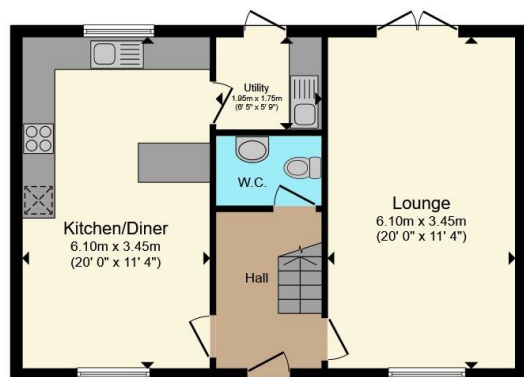




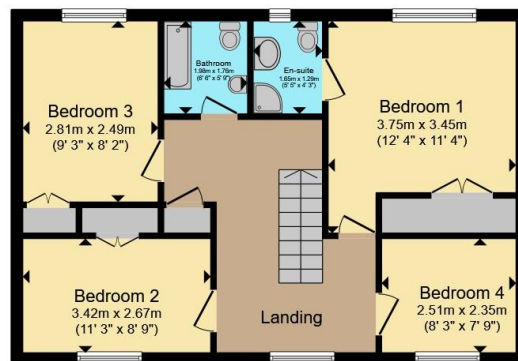




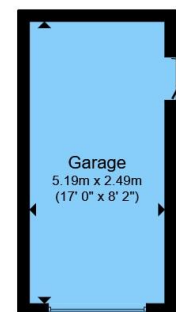




**Ground Floor**



**First Floor**



**Garage**

Total floor area 123.3 m<sup>2</sup> (1,328 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: Deleted

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334315](http://connells.co.uk/Property/WVH334315)**



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