



Connells

Park Lane
Fallings Park Wolverhampton

Park Lane Fallings Park Wolverhampton WV10 9QH

for sale offers in the region of
£280,000



Property Description

Connells Wolverhampton are delighted to present to market this extended semi detached home located on a generous corner plot. Boasting NO UPWARD CHAIN and promising to be the perfect choice for growing families, this extended property has been loved by the same family for almost 40 years. Offering a fantastic location nearby to local amenities and transport links. A truly fantastic find in a well established neighbour, this home could soon be yours, call Connells today to book your viewing.

This family home has been thoughtfully extended and well maintained and comprises entrance hall, 17ft lounge, fitted kitchen diner with integrated appliances, large conservatory, utility and guest wc to the ground floor. Moving upstairs to the property continues to impress with three double bedrooms with a 23ft master bedroom. A stylish shower room completes the internal accommodation. The outdoors areas are the true of the star of the home. To the front is a generous driveway accessed via a dropped kerb with access to a 23ft garage suitable for conversion subject to relevant permissions. The substantial plot really comes to life at the rear with a fantastic size garden benefits from an array of nature, dedicated vegetable patch, further parking capabilities and block built double glazed greenhouse. There is potential for further extension (STPP) with a separate potential for further development (another dwelling as well subject to relevant permissions.

The Location & Area

Situated close to the main Cannock Road linking to New Cross Hospital, M6 and M54 motorways, Bentley Bridge Retail Park and Wednesfield shopping centre is also nearby.

Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator.

Lounge

Double glazed window to front, central heating radiator, gas fireplace.

Kitchen Diner

Double glazed window to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, double integrated electric oven, gas hob, central heating radiator, fitted breakfast bar, double glazed sliding doors to rear leading to conservatory.

Conservatory

UPVC double glazed, fitted storage cupboard, tiled flooring, double glazed door to rear giving access to the rear garden, access to utility.



Utility

Double glazed window to rear, base units, work surfaces, stainless steel sink and drainer, plumbing for appliances, central heating radiator, access to wc and garage.

Guest Wc

Wc, extractor fan.

First Floor Landing

Loft access with drop down ladder.

Bedroom One

Double glazed window to front, side and rear, two central heating radiators.

Bedroom Two

Double glazed window to front, central heating radiator, fitted wardrobe, airing cupboard.

Bedroom Three

Double glazed window to rear, central heating radiator.

Shower Room

Double glazed window to rear, wc, vanity wash hand basin unit, shower cubicle, central heating radiator, laminate floor, extractor fan.

Outside Front

Generous driveway, access to garage.

Outside Rear

Patio area, raised lawn, array of borders and shrubs, dedicated vegetable patch, outdoor light, outdoor taps, double gated access to side, double gated rear access for parking.

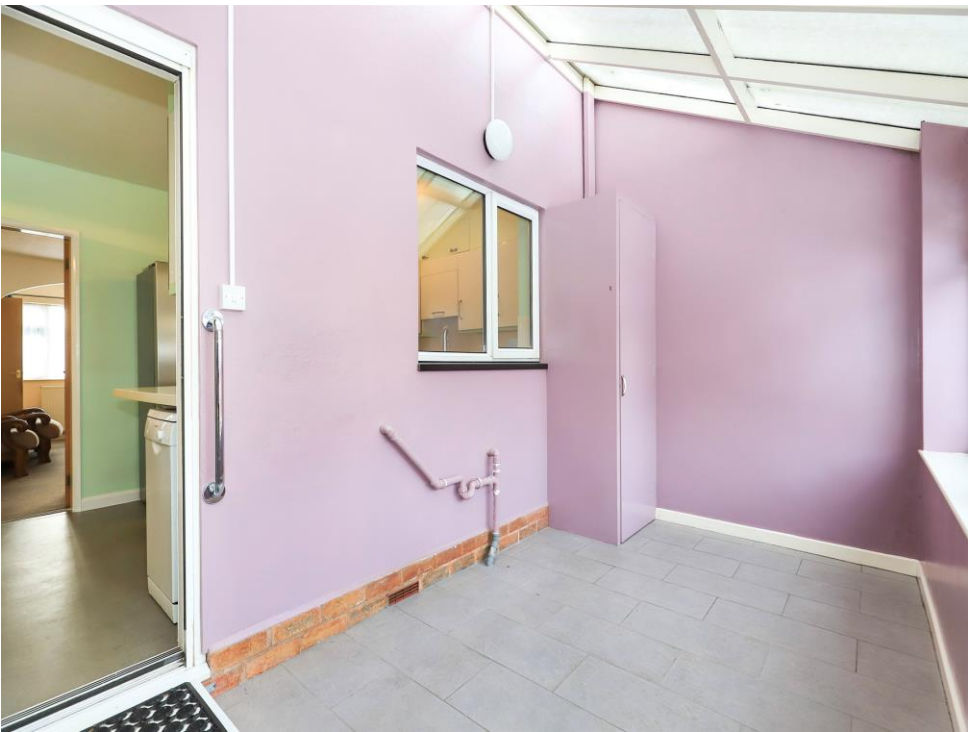
Block Greenhouse

Double glazed windows to front and side, double door access door to side.

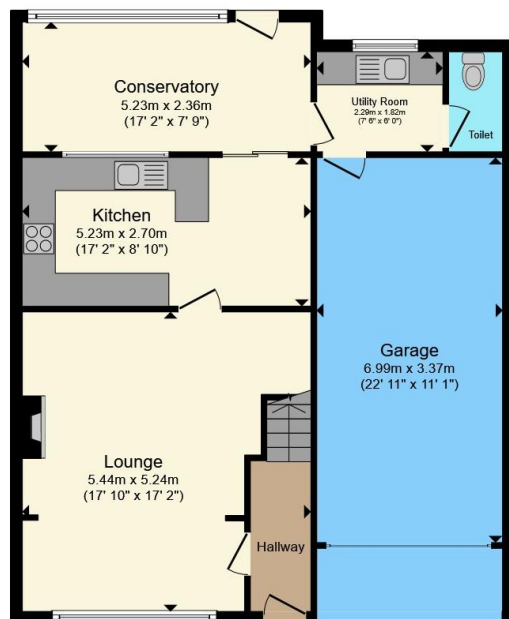
Garage

Electric roll door to front, power, lighting, central heating radiator, fire door to rear leading to utility.

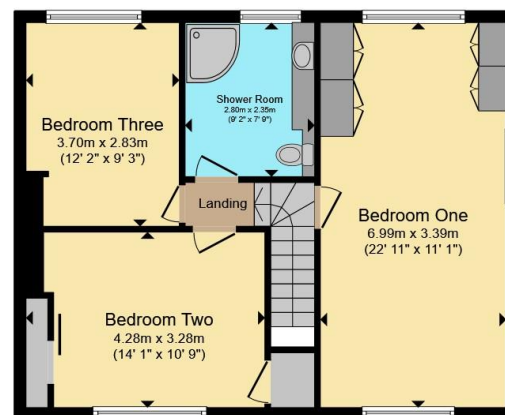




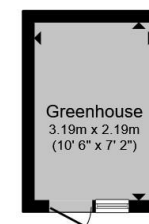




Ground Floor



First Floor



Outbuilding

Total floor area 159.1 m² (1,713 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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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334213



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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