



**Connells**

Staveley Road  
Whitmore Reans Wolverhampton



### Property Description

Connells Wolverhampton have the delight to bring to the market this deceptively spacious 5/6 bedroom detached family property close to Wolverhampton city centre.

Comprising of, entrance porch, entrance hall, lounge, large extended kitchen diner, downstairs bathrooms and downstairs bedroom. On the first floor there are four bedrooms and a family bathroom with stairs leading to loft area/ potential bedroom six.

Externally there is a large rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

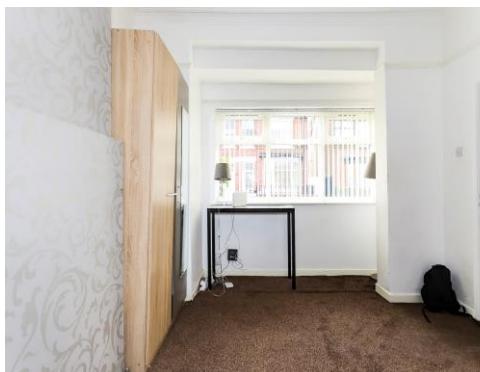
Situated close to Wolverhampton City centre and University including shops and local amenities. There are excellent commuting links to the M54 and adjoining M6 motorway.

### Entrance Porch

Door to front, door to entrance hall

### Entrance Hall

Door to entrance porch, doors to various rooms.



### Lounge

14' 10" x 11' 6" ( 4.52m x 3.51m )

Double glazed window to front, radiator, door to entrance hall.

### Bedroom Five

16' 3" x 11' 6" ( 4.95m x 3.51m )

Double glazed window to front, radiator, door to entrance hall.

### Extended Kitchen Diner

19' 5" x 11' 1" ( 5.92m x 3.38m )

Double glazed window to rear, radiator, door to entrance hall, stylish wall and base units, inset oven, hob and extractor, space for various appliance and dining table, door to entrance hall..

### Downstairs Bathroom

Double glazed window to rear, wc, pedestal sink, panelled bath and walk in shower.

## Landing

Doors to various rooms.

## Bedroom One

15' 1" x 11' 9" ( 4.60m x 3.58m )

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

## Bedroom Two

12' 2" x 11' 9" ( 3.71m x 3.58m )

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

## Bedroom Three

11' 3" x 6' 6" ( 3.43m x 1.98m )

Double glazed window to side, door to landing.

## Bedroom Four

11' 6" x 6' 3" ( 3.51m x 1.91m )

Double glazed window to rear, door to landing.

## Bathroom

Double glazed window to side, wc, pedestal sink, panelled bath, door to landing.

## Loft Area/ Potential Bed Six

25' 11" max x 8' 9" ( 7.90m max x 2.67m )

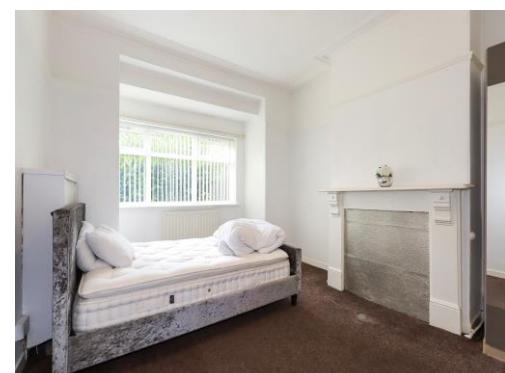
Skylights to rear.

## Outside Rear

Lawned area, surrounded by a range of fencing.

## Agents Note

Please note the loft area is currently used as a sixth bedroom, but would need relevant permission to be classed as an additional bedroom. Please seek legal advice before incurring any costs.





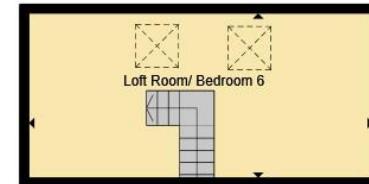




**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 170.7 m<sup>2</sup> (1,837 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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: E    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334525](http://connells.co.uk/Property/WVH334525)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH334525 - 0003