



**Connells**

East Road  
Brinsford, Featherstone Wolverhampton



### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this pleasantly presented and highly deceptive CHAIN FREE semi-detached home situated in the semi-rural spot of Brinsford.

Externally this property has large frontage with concrete print ample off road parking, pleasant rear garden and a garage ideal for conversion subject to relevant permissions.

Internally the property has an entrance hall, ground floor guest wc, kitchen diner, spacious lounge, three bedrooms and a fitted family bathroom.

For further details please contact Connells Estate Agents in Wolverhampton.

### Location And Area

Situated in Brinsford which is conveniently located for the neighbouring village of Featherstone where there is a selection of schools, doctors and eateries as well as local shopping. Popular schools can also be found nearby within Featherstone, Shareshill, Coven and Brewood areas. Further shopping can be found within Cannock, Penkridge, Wolverhampton and Bentley Bridge Retail Park

### Entrance Hall

Double glazed door to front access, laminate floor, stairs to landing, doors to various rooms, spotlights to ceiling.

### Ground Floor Guest Wc

Low flush toilet, double glazed window to side, door to entrance hall, laminate floor.

### Lounge

16' 2" x 11' ( 4.93m x 3.35m )

Opening leading to the hall, double glazed french doors to rear, double glazed window to rear, feature wall shelving with TV unit and storage area.

### Kitchen Diner

11' 3" x 10' ( 3.43m x 3.05m )

Double glazed window to front, door to hall, tiled floor, part brick effect tiled walls, wall and base units with roll top worksurfaces, sink unit, underfloor heating.



## First Floor Landing

Loft access, airing cupboard, stairs to the ground floor, doors to various rooms.

## Bedroom One

12' 5" x 9' 6" ( 3.78m x 2.90m )

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

## Bedroom Two

10' x 9' 2" ( 3.05m x 2.79m )

Double glazed window to front, central heated radiator, opening to landing area.

## Bedroom Three

7' x 6' 2" ( 2.13m x 1.88m )

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

## Family Bathroom

Double glazed window to front, heated towel rail, fitted suite with a panelled bath, fitted shower, wash basin set in a vanity unit, low flush toilet, tiled walls.

## Outside Front

Large frontage providing recently replaced block paved off road parking area with sleeper edges and a gate leading to rear access.

## Outside Rear

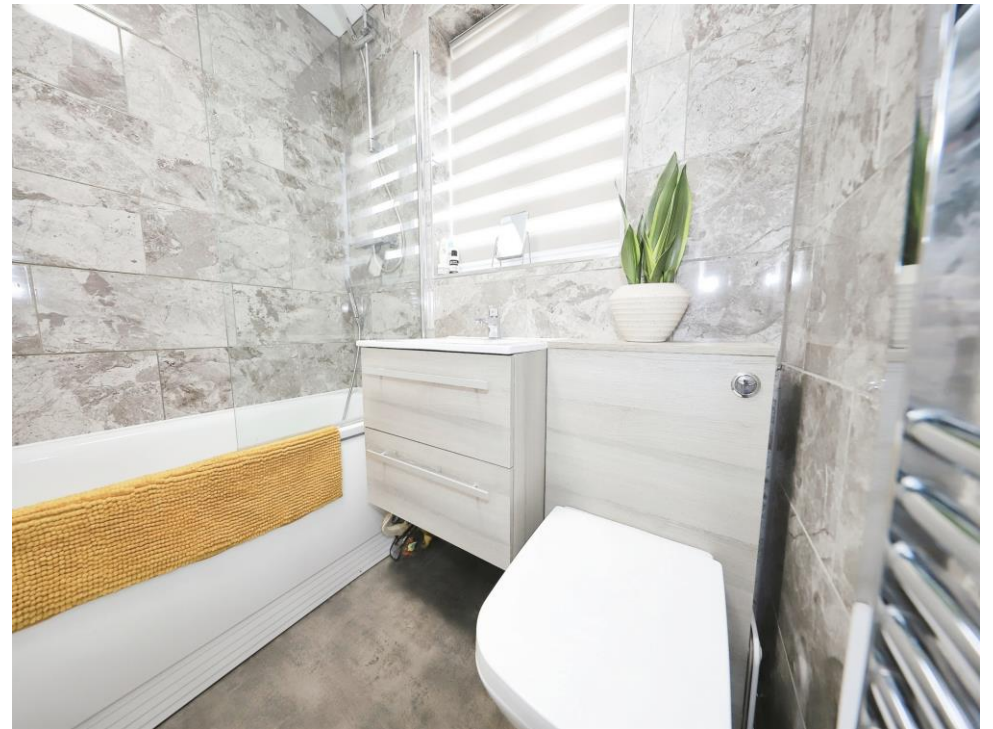
Decked area, lawned area, gate to front access.

## Garage

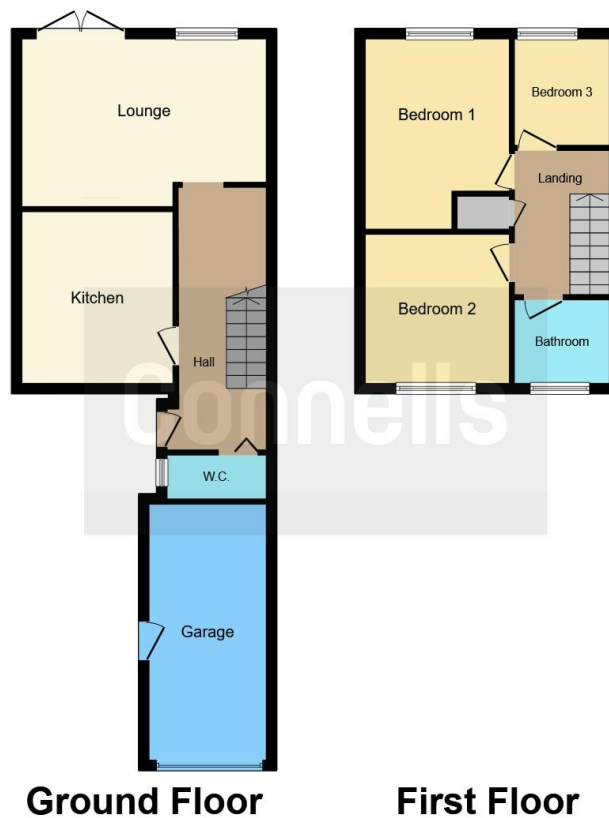
17' 6" x 8' ( 5.33m x 2.44m )

Double glazed door to side access, electric roller shutter front. Please note the garage may have potential for conversion subject to relevant permission please take local planning departments advice.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH328347](http://connells.co.uk/Property/WVH328347)**

Tenure: Freehold



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