



Connells

Millport Road
Parkfields Wolverhampton



Property Description

Connells Wolverhampton brings to the market this well presented four bedroom three storey family home situated on a popular residential estate in Lanesfield. This property was first built as a three bedroom property with the ground floor accommodating a garage which was converted to a spacious and modern lounge. This allows for the previous lounge which was on the first floor to become a bedroom with a balcony. The property has been well maintained and has recently updated the lounge and kitchen diner which has significantly improved the property. Viewing is highly recommended to appreciate the condition of this property.

The property comprises of a modern lounge and fitted kitchen / diner on the ground floor with access to the rear garden. To the first floor are two double bedrooms with one boasting French doors to a balcony and completing the first floor is a family bathroom. To the second floor there are two more double bedrooms and en-suite. To the front of the property is off-road parking. To the rear is a low maintenance paved rear garden with a gate to a communal parking area.

Location And Area

Set to the south of Wolverhampton city centre on the popular Monmore Grange residential estate, ideally placed for access to Birmingham, M6, M5 and Wolverhampton. There are good bus routes nearby, with tram and train links readily accessible. There are also numerous schools and local amenities close by.

Approach

Set back from the roadside behind a driveway for ample parking.

Lounge

16' 1" max x 15' 1" max (4.90m max x 4.60m max)

Double glazed windows to the front, ceiling spotlights, storage cupboard and stairs rising to the first floor and access to the kitchen.

Kitchen

15' 1" max x 9' 10" max (4.60m max x 3.00m max)

Matching wall and base units with an integrated oven, microwave, dishwasher, fridge and freezer. Five ring gas hob with extractor hood above, plumbing point for washing machine, wall mounted boiler, double glazed window to the rear and French doors to the rear garden.



First Floor Landing

Two ceiling light points, radiator, doors to two bedrooms and bathroom. Stairs rising to the second floor.

Bedroom Two

15' max x 10' max (4.57m max x 3.05m max)

Double glazed window to the front, radiator and French doors to the balcony.

Bedroom Four

9' 10" x 8' (3.00m x 2.44m)

Double glazed window to the rear, radiator and ceiling light point.

Bathroom

Panelled bath with shower attachment, vanity wash hand basin with inset WC, partly tiled walls, extractor fan, radiator and double glazed window to the rear.

Second Floor Landing

Doors to two bedrooms

Bedroom One

15' max x 12' 11" max (4.57m max x 3.94m max)

Double glazed window to the front, ceiling light point, radiator and door to the en-suite.

En-Suite

Shower cubicle, low flush WC, wash hand basin, partly tiled walls, radiator and double glazed window to the front.

Bedroom Three

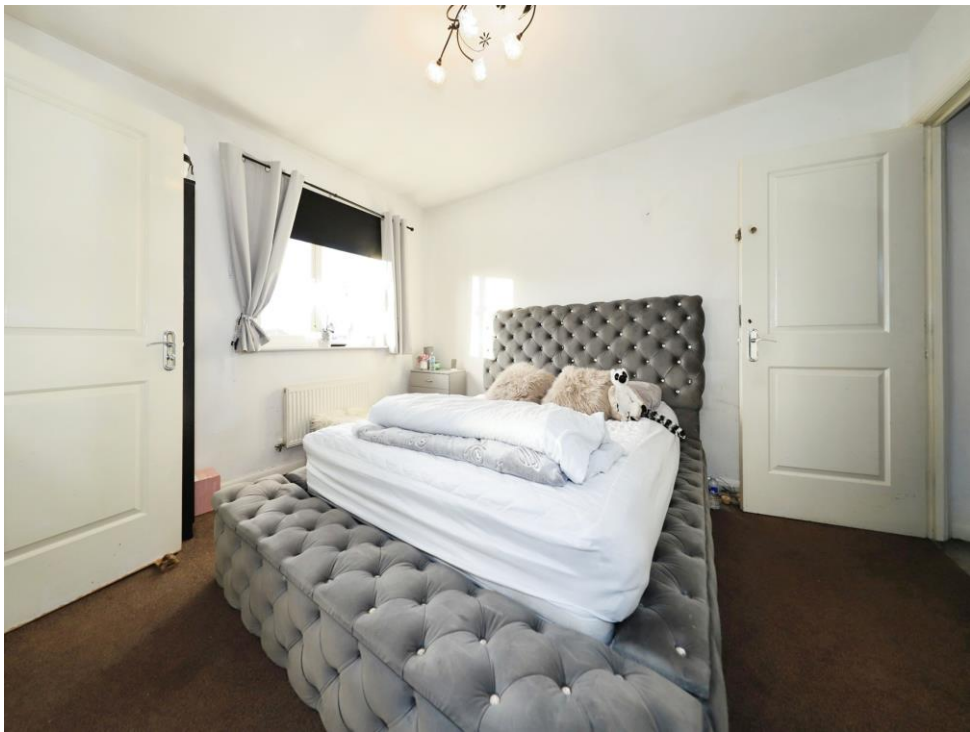
15' 1" max x 9' 10" (4.60m max x 3.00m)

Two Double glazed windows to the rear, loft access, storage cupboard and radiator.

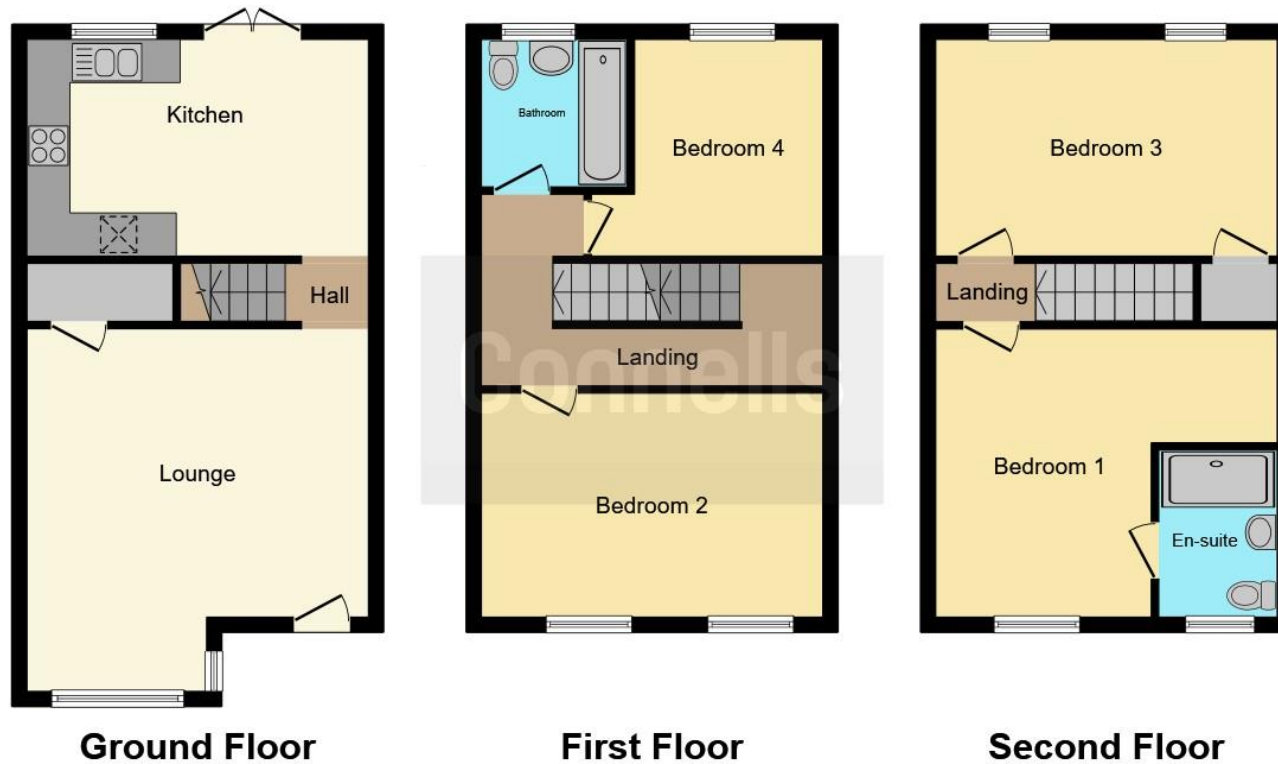
Rear Garden

Decking area and paved patio with an outside tap and a gate leading to the communal car park area.









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.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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