

Connells

Sundour Crescent Wednesfield Wolverhampton







# **Property Description**

Connells Wolverhampton bring to the market this well presented and spacious traditional three bedrooms semi detached property in a cul-de-sac location. The property has been maintained to an extremely high standard and must be viewed in order to appreciate.

The property comprises of entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms and family bathroom. Externally there is a large driveway to front providing off road parking and large enclosed rear garden ideal for families. To the rear of the garden is large brick built garden room with two areas, one with useful wc which could be used as a home office, gym or playroom.

## The Location & Area

Situated just off the main Cannock Road linking to Belton Avenue, which has further links into Sundour Crescent. A popular cul-disac location which has fantastic access to the M54 and M6 motorways. There is a fantastic selection of local shopping and schools nearby.

#### **Entrance Porch**

Double glazed door to front, door to entrance hall

### **Entrance Hall**

Doors to porch, doors to various rooms, stairs to first floor landing, central heating radiator.

## Lounge

13' 8" x 10' 5" ( 4.17m x 3.17m )

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

## **Dining Room**

16' 11" x 10' (5.16m x 3.05m)

Check dining room measurement. Double glazed sliding door to rear, door to entrance hall.

## Kitchen

16' 2" x 4' 11" ( 4.93m x 1.50m )

Double glazed window to rear and side, a range of wall and base units, inset sink, inset oven and extractor, space for various appliances, feature plinth lighting, tiled splashback, door to entrance hall.

# **First Floor Landing**

Doors to various rooms.

#### **Bedroom One**

13' 8" x 10' (4.17m x 3.05m)

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

#### **Bedroom Two**

11' 2" x 10' 7" ( 3.40m x 3.23m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## **Bedroom Three**

8' x 6' 2" ( 2.44m x 1.88m )

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

# **Family Bathroom**

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, central heating radiator, door to first floor landing.

## **Outside Front**

Large driveway providing ample off road parking.

#### **Brick Built Garden Room**

With two areas.

## **Storage Area**

8' 10" x 16' (2.69m x 4.88m)

Double glazed window and door to front, a range of wall and base units, inset sink.

#### Wc

6' 10" x 5' 9" ( 2.08m x 1.75m )

Double glazed window to front, low flush toilet, vanity sink, door to side.

## **Outside Front**

Large driveway providing ample off road parking, side gated access.

#### **Outside Rear**

Large enclosed rear garden comprising generous decking area, paved pathways, panelled fences, feature fish pond, slabbed seating area.









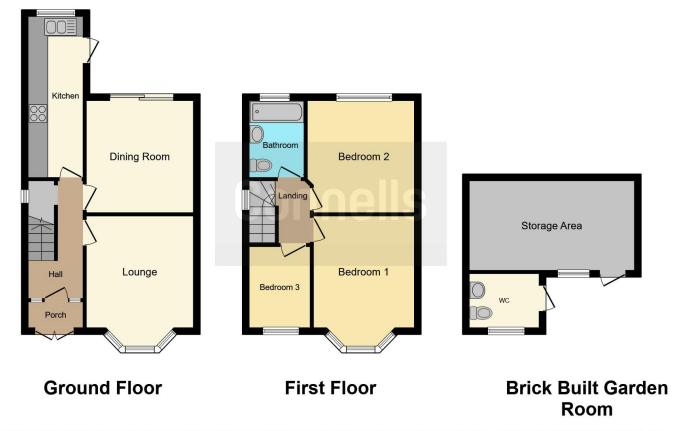








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**EPC Rating: Awaited** 



Tenure: Freehold



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