



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-de-sac 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.









Ground Floor



First Floor



Brick Built Garden Room

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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330568



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH330568 - 0004