



Connells

Victoria Road
Wednesfield Wolverhampton

Victoria Road Wednesfield Wolverhampton WV11 1RU

for sale offers over
£325,000



Property Description

Connells Wolverhampton have the delight to bring to the market this double fronted detached family home located within close proximity to New Cross Hospital. Boasting an attractive spacious living accommodation throughout this well presented home promises to be the ideal choice for growing families.

Internally comprising of a welcoming entrance porch leading to an inner hall, 32ft through lounge diner, separate breakfast room, fitted kitchen, downstairs wc. On the first floor there are three bedrooms and a large family shower room.

Externally the property continues to impress with a generous block paved driveway to front, as well as access to an adjoining garage ideal for storage or conversion subject to relevant planning permissions, meanwhile to the rear is a large enclosed rear garden with secondary detached double garage ideal for a workshop.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the ever popular Victoria Road just a stone's throw away from popular shopping at Wednesfield and Bentley Bridge retail park. New Cross hospital is also conveniently located nearby as well as popular schools, doctors, dentists, nurseries and public houses within eateries.

Porch

Double glazed door to front with matching side panel.

Entrance Hall

Single glazed door to front, stairs to first floor landing, understairs storage cupboard, access to wc.

Wc

Double glazed window to front, wash hand basin, tiled walls and flooring.

Through Lounge Diner

32' 8" x 11' 6" (9.96m x 3.51m)

Double glazed bay window to front, radiator, ceiling spotlights, double glazed sliding doors to rear.

Kitchen

11' 10" x 10' 2" (3.61m x 3.10m)

Double glazed window to rear, range of wall and base units with worksurfaces above, stainless steel sink and drainer, integrated electric oven, integrated microwave, separate gas hob, plumbing for appliances.

First Floor Landing

Double glazed window to side, airing cupboard, access to various rooms.

Bedroom One

12' 11" x 11' 2" (3.94m x 3.40m)

Double glazed window to front, radiator, built in wardrobes.

Bedroom Two

11' 2" x 9' 10" (3.40m x 3.00m)

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Three

10' 2" x 9' 4" (3.10m x 2.84m)

Double glazed window to rear, radiator, built in wardrobes.

Shower Room

Double glazed window to front, wc, wash hand basin, shower cubicle, heated towel rail, separate radiator, fully tiled walls and flooring.

Outside Front

Block paved driveway, access to adjoining garage.

Garage

15' 1" x 7' 8" (4.60m x 2.34m)

Side hinged doors to front, internal power and lighting.

Outside Rear

Patio, generous lawn, variety of borders and shrubs, gated side access, access to secondary garage.

Detached Garage

14' 5" x 8' 10" (4.39m x 2.69m)

Side hinged doors to front, single glazed windows to side.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks





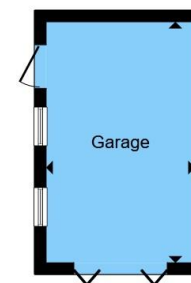




Ground Floor



First Floor



Garage

Total floor area 140.6 m² (1,514 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336447



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