



**Connells**

St. Andrews Drive  
Perton Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to market this detached family home located upon a modern development in the sought after area of Perton. This ideal family home is well presented throughout and offers spacious living arrangements.

The property comprises of an entrance hall, lounge with feature bay window, dining room with patio doors to rear garden, fitted kitchen, downstairs wc, utility and garage space. On the first floor there are four bedrooms, ensuite and family bathroom.

Externally there is generous off road parking to front and enclosed rear garden which has been thoughtfully improved with patio seating area, sleepers and lawn making it the ideal space to entertain.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Set to the west of Wolverhampton City Centre in the Perton area on a popular residential estate just off Canterbury Drive, only a short distance away from numerous local schools most noteworthy of which is Perton Sandown First School and Nursery which has recently received an Outstanding Ofsted report. Also this property is ideally located for local supermarket, library and numerous eateries.

### Entrance Hallway

Composite double glazed door to front, radiator, stairs to first floor landing.

### Lounge

15' 11" into bay x 11' 9" ( 4.85m into bay x 3.58m )

Double glazed bay window to front, electric fire place, two radiators.

### Dining Room

14' 10" x 12' 4" ( 4.52m x 3.76m )

Two sets of double glazed french doors to rear both leading to the garden, two radiators, under stairs storage cupboard.

### Kitchen

11' 9" x 9' ( 3.58m x 2.74m )

Double glazed window to rear, range of wall and base units with worksurface, sink drainer, integrated double oven, five ring gas hob with extractor hood above, integrated dishwasher, wall radiator, tiled flooring, double glazed door to side giving access to garden.

### Lobby

Door to wc.

### Ground Floor Wc

WC, wash hand basin, tiled walls and flooring, chrome heated towel rail, double glazed window to side.

## Utility

9' 4" x 6' 7" ( 2.84m x 2.01m )

Work surfaces, wall units, plumbing for appliances.

## First Floor Landing

Airing cupboard, loft access.

## Bedroom One

16' 2" x 9' 1" ( 4.93m x 2.77m )

Double glazed window to front, radiator, fitted wardrobes, loft access.

## En-Suite

Double glazed window to rear, wc, wash hand basin, shower cubicle, heated towel rail, tiled flooring.

## Bedroom Two

14' 10" x 9' 7" ( 4.52m x 2.92m )

Two double glazed windows to front, radiator, store cupboard/ built in wardrobe.

## Bedroom Three

8' 11" x 7' 11" ( 2.72m x 2.41m )

Double glazed window to rear, radiator.

## Bedroom Four

7' 11" x 5' 9" ( 2.41m x 1.75m )

Double glazed window to rear, radiator.

## Bathroom

Double glazed window to side, wc, wash hand basin, vanity unit, bath with mixer taps and shower heard above, heated towel rail, tiled walls and floor.

## Outside Front

Generous driveway.

## Outside Rear

Patio area, gravelled terrace and matching pathways, lawn area, flower beds with timber sleepers, storage shed, outdoor light, gated side access.

## Garage

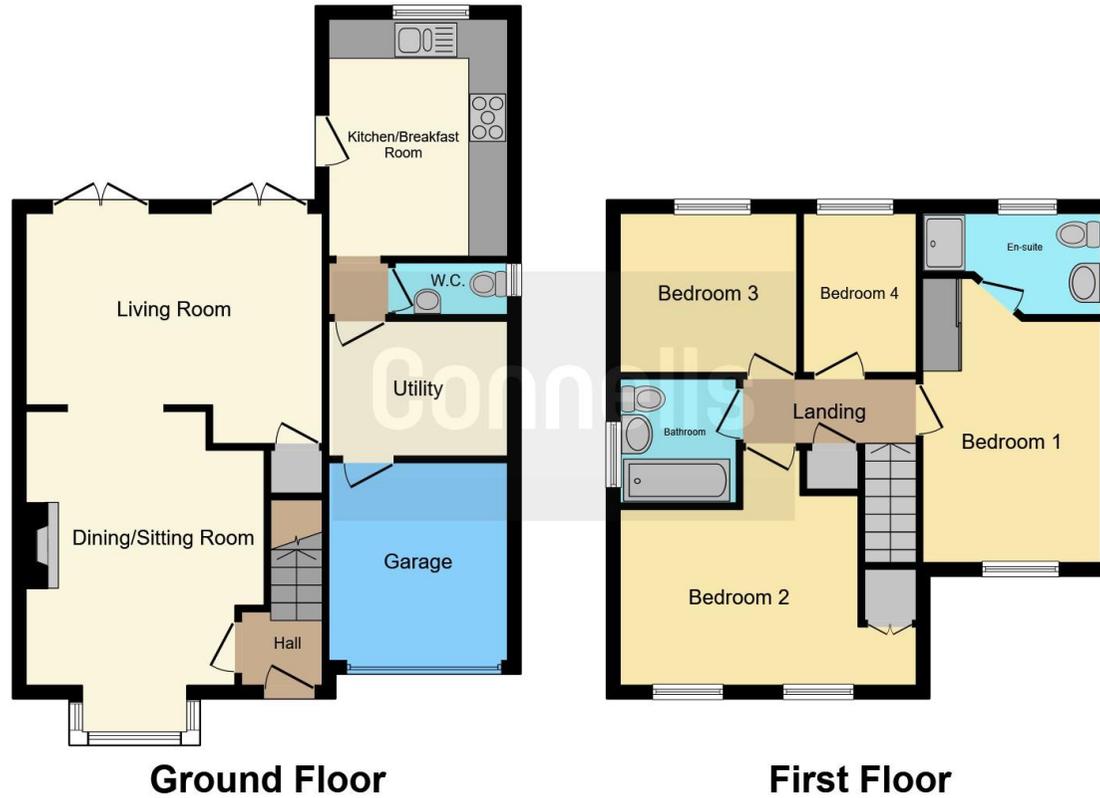
10' x 9' 3" ( 3.05m x 2.82m )

Up and over door, power and lighting.









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](http://www.focalagent.com)

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EPC Rating: D Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333607](http://connells.co.uk/Property/WVH333607)**



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