



**Connells**

Stafford Road  
Fordhouses Wolverhampton



## Property Description

The Award Winning Connells Wolverhampton Branch is delighted to bring to the market this extended three bedroom semi detached family home situated on the ever popular Stafford Road. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

Internally the property comprises of porch leading into an inviting entrance hallway, dining room to front and lounge to rear with an adjoining sun lounge with views of the rear garden. The ground floor is completed with an extended kitchen. Heading upstairs you will find three bedrooms and modern bathroom.

Outside to the front is off road parking for ample vehicle, while the rear boasts a generous size rear garden for the family to enjoy and having a set back garage.

## The Location & Area

Situated on the main A449 Stafford Road which offers fantastic commuting links the M54 and M6 motorways and for commuters into Wolverhampton City centre. The i54 commercial development is also close by along with local shopping at Three Tuns. There are various shops, schooling, doctors and dentists can also be found nearby.

## Approach

Set back from the roadside behind off road parking for ample vehicles.

## Porch

Door to entrance hall, ceiling light point.

## Entrance Hall

Door to porch, glazed window to side, stairs rising to first floor, ceiling light point, central heating radiator, doors to dining room, lounge and kitchen.

## Dining Room

14' 5" into bay x 10' 6" max ( 4.39m into bay x 3.20m max )

Double glazed window to front, electric fireplace, central heating radiator, ceiling rose with light point.

## Lounge

12' 8" max x 10' 5" max ( 3.86m max x 3.17m max )

Double glazed sliding door to sun lounge, multi fuel log burner, ceiling rose with light point, coved ceiling. central heating radiator.

## Sun Lounge

7' 5" x 7' 6" ( 2.26m x 2.29m )

French doors to rear garden, double glazed sliding door to lounge.

## Extended Kitchen

17' 4" max x 8' ( 5.28m max x 2.44m )

Matching wall and base units, stainless steel sink and drainer, integrated electric oven, four ring gas hob, plumbing for washing machine, space for dryer, wall mounted boiler, two ceiling light points, central heating radiator, double glazed windows to side and rear.

## First Floor Landing

Double glazed window to side, ceiling light point, door to various rooms.

## Bedroom One

13' 2" max x 10' 6" max ( 4.01m max x 3.20m max )

Double glazed window to front, central heating radiator, ceiling light point.

## Bedroom Two

11' 9" max x 10' 6" max ( 3.58m max x 3.20m max )

Double glazed window to rear, central heating radiator, ceiling light point with fan.

## Bedroom Three

9' 3" x 6' 1" ( 2.82m x 1.85m )

Double glazed window to front, central heating radiator, ceiling light point.

## Bathroom

Double glazed window to rear, L shaped bath, low flush wc, wash hand basin, storage cupboard, tiled walls, heated towel rail, ceiling light point, loft access.

## Outside Rear

Gravelled area leading to a large lawn, feature pond, decking area, fruit trees, outside tap, side gate leading to front, access to garage.

## Garage

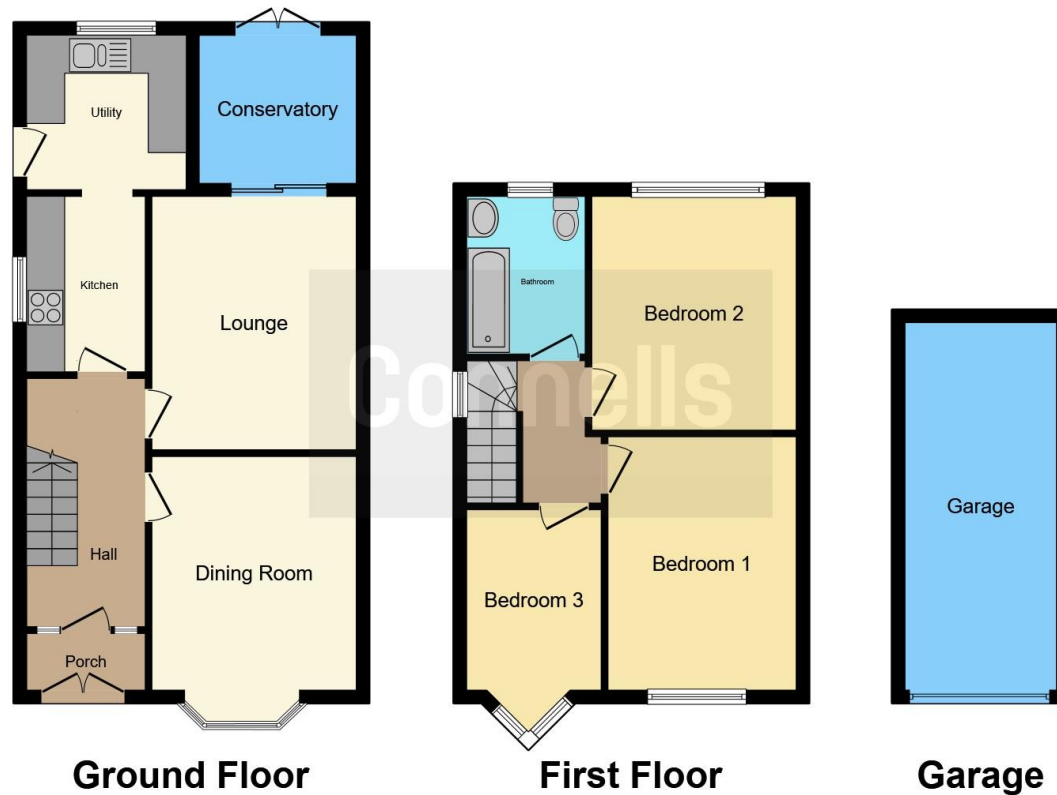
12' 7" x 8' 3" ( 3.84m x 2.51m )

Up and over door, double glazed window to side, power supply.









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)

To view this property please contact Connells on

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EPC Rating: D Council Tax Band: B

Tenure: Freehold

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