



Connells

Fallowfield
Pendeford Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented extended three bedroom family home. Viewing of this property is crucial to fully understand and appreciate this condition of this property, call Connells today to book your viewing.

The property briefly comprises of entrance hall, entrance hall, large downstairs wc, large family lounge, sitting room/dining room, extended kitchen and useful conservatory to rear. On the first floor there three well presented bedrooms and a recently refitted stylish family shower room. Externally there is a low maintenance front garden, enclosed courtyard style garden with parking area and detached garage.

The Location & Area

Set to the north of Wolverhampton City Centre in the Pendeford area ideally placed for access to i54 commercial development, M54 and adjoining M6 motorways. This property is approximately one and 1/2 miles from Bilbrook Rail Station and there are numerous local schools.

Entrance Porch

Double glazed door to front, door to hall.

Entrance Hall

Door to porch, open to lounge, stairs to first floor landing.

Lounge

15' 9" x 16' 7" max (4.80m x 5.05m max)

Double glazed window to front with fitted blinds, central heating radiator, Oak french doors to sitting room/dining room, stairs to first floor landing.

Sitting Room/ Dining Room

12' 2" x 10' 6" (3.71m x 3.20m)

Oak french doors to lounge, central heating radiator, open to kitchen, door to downstairs wc.

Extended Kitchen

10' 10" x 11' 5" (3.30m x 3.48m)

Double glazed door and window to rear, a range of wall and base units, inset one and half drainer sink, integrated oven, hob and extractor (partially working), skylights.

Conservatory

5' 6" x 14' 5" (1.68m x 4.39m)

Double glazed windows, double glazed door to rear garden.



Downstairs Wc

Low flush wc, wash hand basin, storage cupboard, door to sitting room/dining room.

First Floor Landing

Doors to various rooms.

Bedroom One

14' 5" x 9' 5" (4.39m x 2.87m)

Double glazed window to front, fitted wardrobes, feature acoustic panelled wall, central heating radiator, door to first floor landing.

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m)

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

Bedroom Three

11' 9" x 6' 9" (3.58m x 2.06m)

Double glazed window to front, spotlights, feature acoustic panelled wall, central heating radiator, door to first floor landing.

Family Shower Room

Double glazed window to rear, vanity sink, low flush toilet, sealed power shower unit, heated towel rail, feature tiling with niches, door to first floor landing.

Outside Front

Low maintenance gravelled garden with paved pathway and concrete fencing.

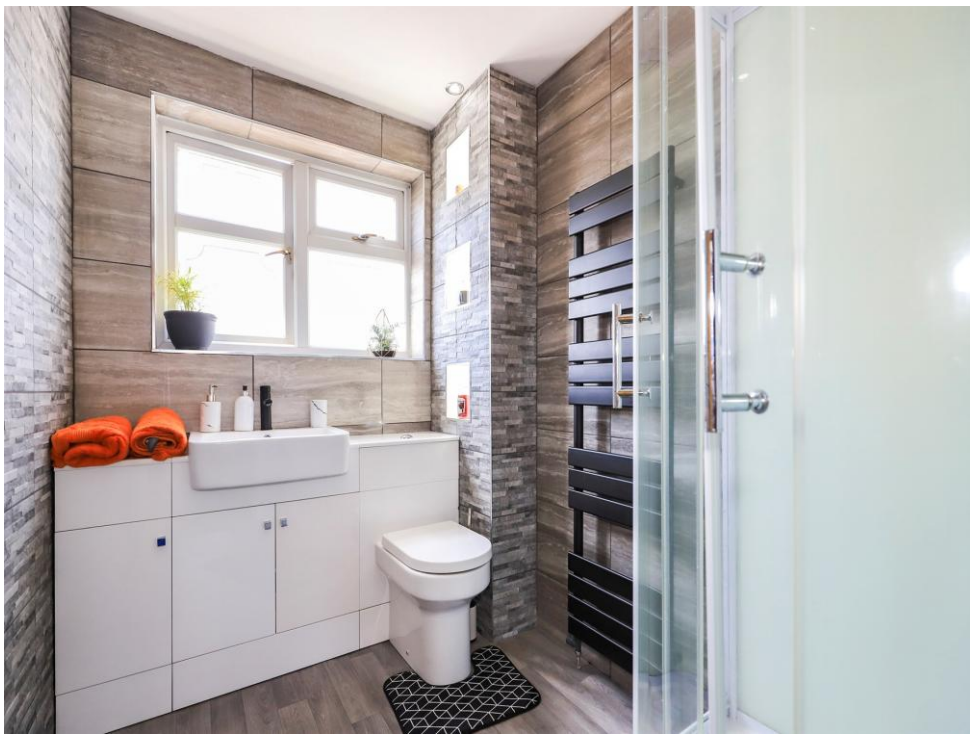
Outside Rear

Enclosed courtyard style garden with paving and wrought iron gates to side.

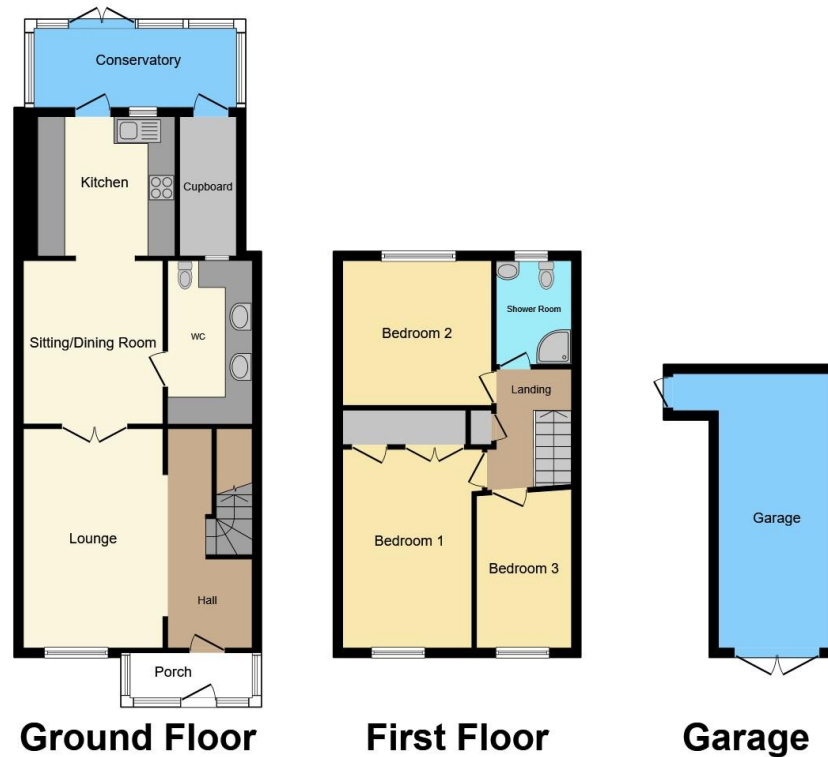
Detached Garage

Situated to the rear.









Total floor area 128.5 m² (1,383 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



To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335861



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