



Connells
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FOR SALE

Connells

Clanfield Avenue
Wednesfield Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this well presented three bedroom semi detached family home situated in the popular area of Wednesfield and boasts NO ONWARD CHAIN. Viewings are highly recommended, call Connells today to book your viewing.

Internally the property comprises of having a porch leading to a spacious lounge with open access to adjoining dining room. The ground floor also benefits from a well appointed kitchen and conservatory to the rear. Heading upstairs you will find three generous size bedrooms and shower room. Outside to the front is garden and off road parking for ample vehicles with access to a garage for additional parking or storage options. The property also benefits a well presented rear garden.

The Location & Area

Situated on the ever popular Oaklands estate which offers a fantastic selection of local shopping nearby along with bus routes to Wednesfield and Wolverhampton City centre. Coppice Performing Arts, Oak Meadow and a number of schools are also nearby.

Approach

Set back from the roadside behind front garden, off road parking, access to the main accommodation and garage.

Porch

Door to entrance hall.

Entrance Hall

Door to front, ceiling light, central heating radiator, door to lounge.

Lounge

15' 6" x 15' 3" (4.72m x 4.65m)

Double glazed window to front, ceiling light point, electric fireplace, stairs rising to first floor landing, storage cupboard, wall light, archway to dining room.

Dining Room

14' 6" max x 7' 9" max (4.42m max x 2.36m max)

Double glazed window to rear, ceiling light point, two wall lights, door to kitchen.

Kitchen

9' x 7' 3" (2.74m x 2.21m)

Matching wall and base units with one and half stainless steel sink and drainer with tap, electric oven, electric induction hob, integrated fridge and freezer, part tiled walls, extractor hood, ceiling light point, double glazed window to side, door to dining room, door to conservatory.



Conservatory

12' 7" x 8' 11" (3.84m x 2.72m)

Double glazed windows, french doors to rear garden, central heating radiator, two wall lights.

First Floor Landing

Double glazed window to side, central heating radiator, ceiling light point, loft access, doors to various rooms.

Bedroom One

12' 9" x 9' 3" (3.89m x 2.82m)

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

Bedroom Two

11' 5" x 7' 3" (3.48m x 2.21m)

Double glazed window to rear, central heating radiator, ceiling light point, built-in wardrobe.

Bedroom Three

7' 3" x 6' (2.21m x 1.83m)

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

Shower Room

Shower cubicle, vanity wash hand basin, heated towel rail, tiled walls, ceiling light point, wc, double glazed window to rear and side.

Outside Rear

Paved patio area, lawned, gravelled borders, access to garage and gates.

Garage

Double doors to front, window to side, lighting, power supply









Total floor area 106.4 m² (1,146 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: D Council Tax Band: B

Tenure: Freehold

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