



**Connells**

Princethorpe Road  
Willenhall



## Property Description

A fantastic opportunity to purchase a beautifully presented four / five bedroom detached house situated in a popular part of Willenhall. The property is a high standard throughout and would be an ideal purchase for first time buyers or growing families.

Situated in a convenient residential location having access to local amenities such as shops, schools and parks, it is in close proximity to Walsall Town Centre and Train Station and offers good travel links to Birmingham and the M6 & M5 motorways.

Accommodation comprising, entrance hallway, lounge & dining room, ground floor bedroom/third reception room, kitchen/diner with island, downstairs W.C, first floor comprising four bedrooms, ensuite shower room and family bathroom. a large functional loft which has had previous planning permission for another bedroom.

Externally there is a driveway to the front and well maintained, landscaped garden to the rear.

## Location And Area

Situated in a popular modern cul-de-sac location conveniently located for the Black Country route and adjoining M6 motorways. There is a wonderful selection of local schools nearby and shopping within Wednesfield and Willenhall areas.

## Storm Porch

Double glazed door, double glazed windows, double glazed door to entrance hall.

## Entrance Hall

Wooden flooring, central heated radiator, stairs to first floor landing, access to downstairs wc, lounge and third reception room.

## Downstairs Wc

Low level wc, lighting, wash hand basin.

## Reception Room 3/ Bedroom

Double glazed window to front.

## Lounge

Wooden flooring, central heated radiator, archway to kitchen diner, double doors to dining room.

## Dining Room

Wooden flooring, central heated radiator, arch to kitchen diner.

## Kitchen Diner

Fully fitted kitchen with a range of wall and base units, integrated double oven and microwave, gas hob, double glazed window to rear, double glazed bifold doors to rear garden, fully tiled flooring, course worktops with island, sink drainer.

## First Floor Landing

Stairs, loft access, doors to various rooms.

## Bedroom One

Double glazed window to front, fitted wardrobes, central heated radiator, door to en-suite.

## En-Suite

Double glazed window to side, wash hand basin, complimentary tiling, shower in cubicle, extractor fan, spotlights.

## Bedroom Two

Two double glazed windows to rear, fitted wardrobes, two radiators, please note this bedroom has been separated into one large, was previously two bedrooms.

## Bedroom Three

Double glazed window to rear, fitted wardrobe, radiator.

## Bathroom

Double glazed window to rear, bath with shower over, storage cupboard housing the wall mounted boiler low level wc, extractor fan, complimentary tiling.

## Bathroom

## Loft

Boarded, carpeted, power, previous planning permission to be converted to bedroom 5.

## Outside Front

Ample block paved driveway with parking for several vehicles.

## Outside Rear

Patio area, astro turf, borders and shrubs.

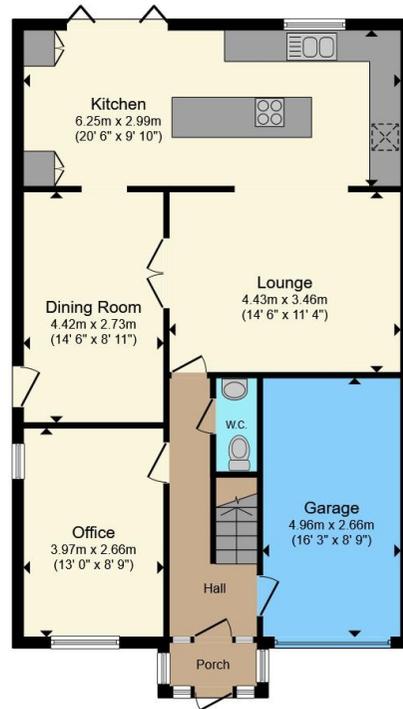
## Garage

Access from entrance hallway, up and over doors, power, lighting, plumbing.

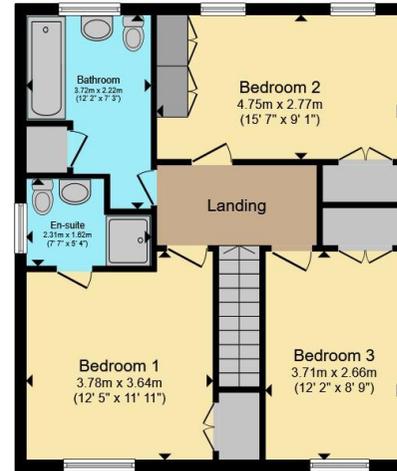








**Ground Floor**



**First Floor**

Total floor area 147.8 m<sup>2</sup> (1,590 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](http://www.propertybox.io)



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**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax Band: D

Tenure: Freehold

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