



**Connells**

Park Lane  
Fallings Park Wolverhampton



### Property Description

Connells Wolverhampton are pleased to present to market this well presented end-terraced home located on the ever popular Park Lane. Well situated to local amenities, transport links and nearby schooling this home promises to be the ideal choice for first time buyers.

Internally the property comprises of an entrance hall, lounge with feature bay window, modern fitted kitchen, downstairs wc. On the first floor there are three well proportioned bedrooms and a stylish family bathroom.

Externally the property continues to impress with an attractive curb appeal to the front, featuring off road parking and an landscape garden to rear.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated close to the main Cannock Road linking to New Cross Hospital, M6 and M54 motorways, Bentley Bridge Retail Park and Wednesfield shopping centre is also nearby.

### Entranc Hall

Double glazed door to front, stairs to first floor landing, radiator.

### Lounge

15' 7" into bay x 13' 10" max ( 4.75m into bay x 4.22m max )

Double glazed bay window to front, radiator, understairs store cupboard.

### Kitchen

13' 9" x 8' 11" ( 4.19m x 2.72m )

Two double glazed windows to rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, electric hob, radiator, fitted breakfast bar, internal access to the rear porch.

### Rear Porch

Access to wc, double glazed door to rear garden.

### Ground Floor Wc

Double glazed window to side, wc, wash hand basin.



### **First floor Landing**

Double glazed window to side, storage cupboard, loft access, access to the various rooms.

### **Bedroom One**

10' 11" x 10' 7" max ( 3.33m x 3.23m max )

Double glazed window to front, radiator.

### **Bedroom Two**

12' 2" max x 9' 3" max ( 3.71m max x 2.82m max )

Double glazed window to rear, radiator.

### **Bedroom Three**

9' 1" x 7' 8" ( 2.77m x 2.34m )

Double glazed window to rear, radiator.

### **Bathroom**

Double glazed window to front, wc, wash hand basin with vanity unit, bath with mixer taps and shower head above, extractor fan, heated towel rail, tiled walls and flooring.

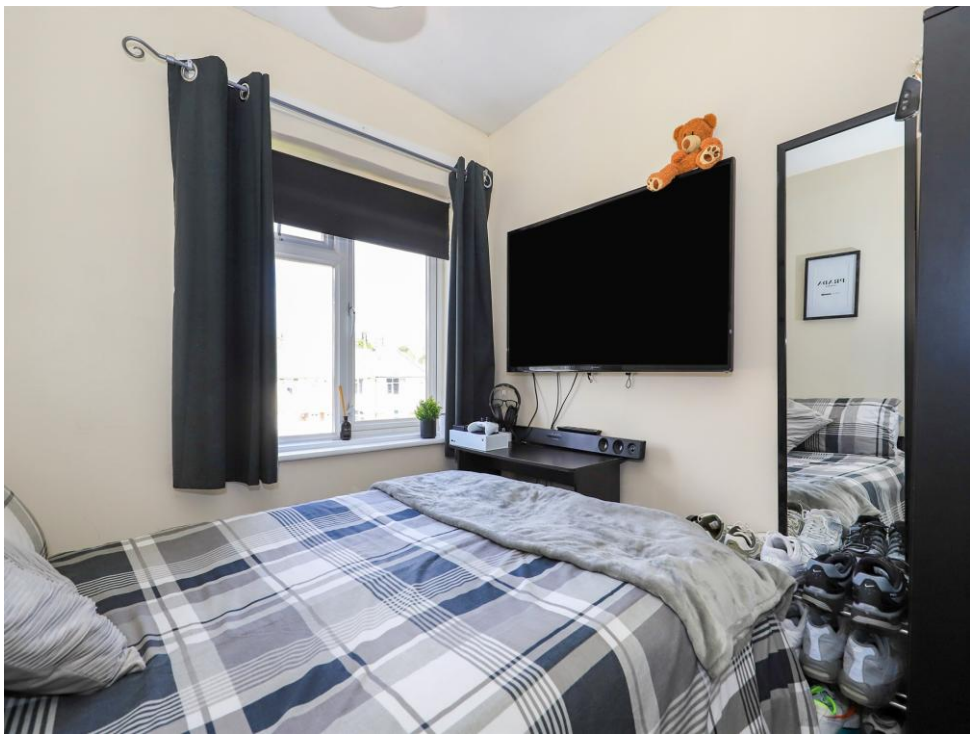
### **Outside Front**

Concrete print tandem driveway and lawn area.

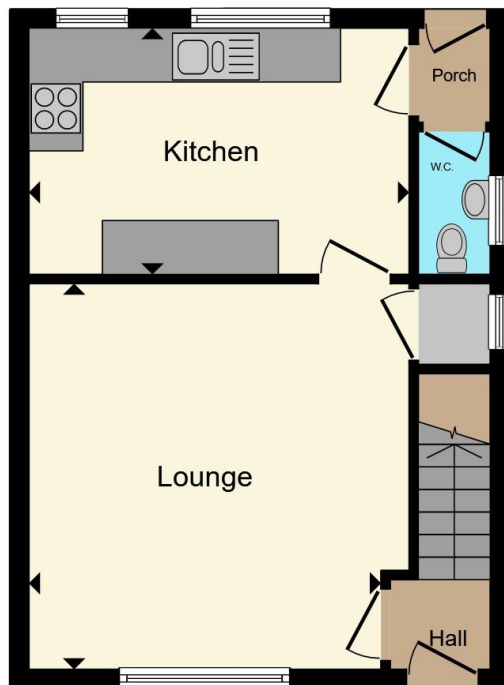
### **Outside Rear**

Patio, lawn areas, two storage sheds, outdoor light, outdoor tap, gated side access.

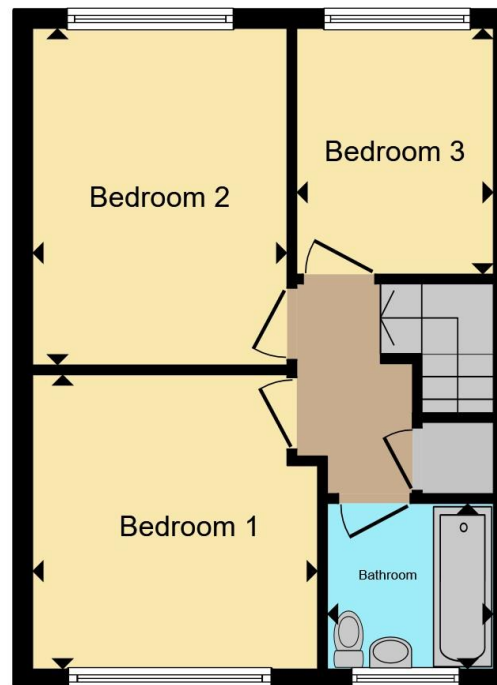








**Ground Floor**



**First Floor**

Total floor area 73.0 m<sup>2</sup> (786 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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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335159](http://connells.co.uk/Property/WVH335159)**



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