

**Connells**  
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**FOR SALE**



**Connells**

Broad Lane  
Finchfield Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this outstanding and characterful detached four/five bedroom family property overlooking the delightful Bantock Park. Benefiting from an abundance of internal and external space, this property must be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, lounge, extended kitchen with dining room, sitting room and downstairs multi use room/Potential Bedroom Five with ensuite shower room and utility. On the first floor there are four spacious bedrooms, master dressing room area and a large family bathroom. Externally there is a large driveway providing ample off road parking and a generous enclosed rear garden ideal for those with families.

### The Location & Area

The property is situated opposite Bantock Park offering stunning views over. Located nearby is Finchfield Road and Bradmore Road which offer fantastic commuting access into Wolverhampton and further afield. Also close by there are popular schools, variety of restaurants, bars, shops and other local amenities.

### Entrance Porch

Glazed door to front, door to entrance hall.

### Entrance Hall

Door to porch, stairs to first floor landing, opening to dining room, door to lounge.

### Lounge

13' 6" x 12' max into bay ( 4.11m x 3.66m max into bay )

Double glazed window to front, central heating radiator, parquet flooring, door to entrance hall.

### Dining Room

12' 1" x 11' 9" ( 3.68m x 3.58m )

Open to kitchen, open to dining room, open to sitting room, central heating radiator, feature fireplace.

### Sitting Room

11' 7" x 10' 1" ( 3.53m x 3.07m )

Double glazed bay window to rear, central heating radiator, gas fire, door to utility, door to multi use room/Potential Bedroom Five, open to dining room.

### Kitchen

11' x 10' 4" ( 3.35m x 3.15m )

Double glazed door to side, double glazed window to rear, gas hob, inset oven and extractor, one and half drainer sink, open to dining room.

## Utility

12' 9" x 5' ( 3.89m x 1.52m )

A range of wall and base units, central heating radiator, space for appliances, door to front.

## Multi Use / Potential Bed 5

13' 3" x 7' 8" ( 4.04m x 2.34m )

Sliding door to rear, door to en-suite.

## En-Suite

Shower cubicle, low flush wc, vanity sink, extractor, door to Multi Use Room/Potential Bedroom Five.

## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 1" x 12' 3" ( 3.68m x 3.73m )

Double glazed window to front, central heating radiator, door to first floor landing, open to dressing room.

## Dressing Room

8' 4" x 4' 4" ( 2.54m x 1.32m )

Double glazed window to side, open to Bedroom One.

## Bedroom Two

12' 2" x 11' 10" ( 3.71m x 3.61m )

Double glazed window to front, fitted wardrobe, central heating radiator, door to first floor landing.

## Bedroom Three

14' 1" x 7' 6" ( 4.29m x 2.29m )

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

## Bedroom Four

6' 6" x 10' 1" ( 1.98m x 3.07m )

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

## Family Bathroom

Double glazed window to front, shower cubicle with mixer shower, low flush toilet, bath, central heating radiator, door to first floor landing.

## Outside Front

Large tarmac driveway providing ample off road parking, side access.

## Outside Rear

Good size enclosed garden, lawned area, fencing, paved patio area ideal for outdoor entertaining.









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

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

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax Band: D

Tenure: Freehold

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