



Connells

Pool Road
Wednesfield Wolverhampton

Pool Road Wednesfield Wolverhampton WV11 3NX

for sale offers over
£200,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to bring to the market this deceptively spacious and well presented three bedroom end-terraced family home boasting no onward chain.

Internally the property comprises of entrance hallway, leading to a spacious lounge, kitchen with integrated appliances, lobby area with versatile use of being a utility area whilst the first floor has three bedrooms, family bathroom and a separate wc. Externally there is off road parking to front, garden to front and a generously sized rear garden.

Viewing is highly recommended and would be suitable for first time buyers, investors and families.

Location And Area

Situated on Pool Road, just a stone's throw away from shopping, the M54 and M6 motorways and the Black Country route are also nearby. Popular schooling which includes Coppice Performing Arts and Oak Meadow are in close proximity.

Approach

Set back from the roadside with a driveway and front lawn and mature tree

Hallway

Radiator, ceiling light point, double glazed window to the front, stair rising to first floor and doors into the kitchen and lounge.

Lounge

17' x 10' into recess (5.18m x 3.05m into recess)

Double glazed windows to the front and rear, two radiators, two ceiling light points, gas fireplace with surround and door to the hallway.

Kitchen

15' x 9' (4.57m x 2.74m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, dishwasher, fridge, and freezer, plumbing point for a washing machine, four ring gas hob with an extractor hood above, breakfast bar, radiator, ceiling light point, double glazed window to the rear and doors leading to the hallway, rear garden and lobby.

Lobby/ Utility

8' 11" max x 7' max (2.72m max x 2.13m max)

Storage, double glazed window to the front, ceiling light point, radiator, French doors to the front driveway and door to the kitchen.

First Floor Landing

Double glazed window to the rear, ceiling light point, cupboard housing the wall mounted boiler, radiator and doors leading to all bedrooms, bathroom and separate WC.

Bedroom One

13' x 9' (3.96m x 2.74m)

Double glazed window to the front, ceiling light point, radiator and built in cupboard.

Bedroom Two

11' x 9' (3.35m x 2.74m)

Double glazed window to the front, ceiling light point, built cupboard and radiator.

Bedroom Three

8' x 7' (2.44m x 2.13m)

Double glazed window to the rear, ceiling light point and radiator.

Bathroom

Panelled bath with shower over, wash hand basin, ceiling light point, party tiled walls, wall mounted heater, radiator and a double glazed window to the rear.

Wc

Low flush WC, partly tiled walls, ceiling light point and double glazed window to rear.

Outside Rear

Lawn with central path, shrubbery, side gate timber shed and Wendy house.

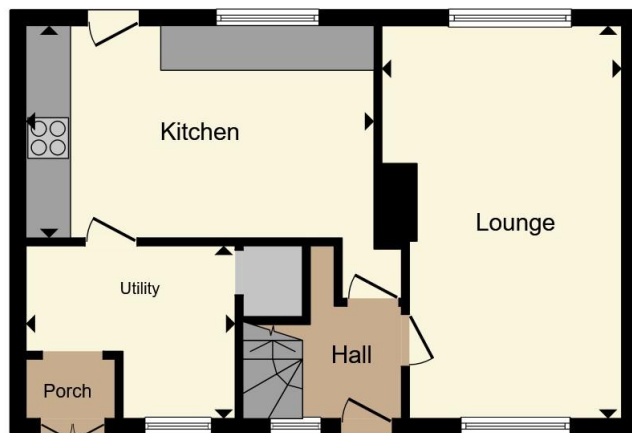
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

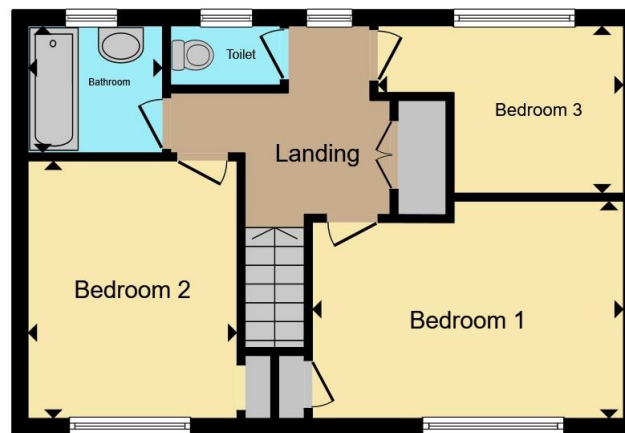








Ground Floor



First Floor

Total floor area 84.2 m² (907 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

Connells

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/WVH336786



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Property Ref: WVH336786 - 0003