



Connells

Spondon Road
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented four bedroom semi detached family property in the popular area of Wednesfield. This property must be viewed in order to fully appreciate the condition of this property.

The property comprises of entrance hall, stylish family lounge, large entertainment style kitchen diner, spice kitchen, ground floor Bedroom with adjoining en-suite. To the first floor there are three spacious bedrooms and family bathroom. Externally to the front is generous driveway and to the rear is a large rear garden ideal for entertainment with feature composite decking area and porcelain paved pathway areas.

The Location & Area

Situated just off the ever popular Linthouse Lane which offers fantastic commuting access to the M54 and M6 motorways. Popular shopping can be found nearby within Bentley bridge Retail Park and Wednesfield shopping centres. Further shopping can be found within Wolverhampton city centre, New Cross Hospital, popular schooling, doctors and dentist are also relatively close by and bus routes linking into Wolverhampton city centre.

Entrance Hall

Double glazed door to front, feature tiled floor, doors to various rooms, stairs to first floor landing.

Lounge

13' x 11' 4" (3.96m x 3.45m)
Double glazed window to front, feature recessed ceiling, designer radiator, tiled floor, open to entertainment kitchen diner.

Entertainment Kitchen Diner

10' 10" x 26' (3.30m x 7.92m)
Double glazed window to rear, designer kitchen with a range of wall and base units, work surfaces, various integrated appliances, feature tied floor, double glazed door to rear, open to lounge.

Spice Kitchen

Double doors to front, wall and base units with work surfaces, integrated hood, hob and oven, sink and drainer, tiled floor.

Ground Floor Bedroom Four

10' 8" x 7' 11" (3.25m x 2.41m)
Double glazed window to front, central heating radiator, feature tiled floor, door to entrance hall, door to en-suite.

En-Suite

Shower cubicle with waterfall shower, low flush toilet, wash hand basin, door to Bedroom Four.

First Floor Landing

Doors to various rooms.

Bedroom One

13' 8" x 11' 4" (4.17m x 3.45m)

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

Bedroom Two

10' 11" x 11' 5" (3.33m x 3.48m)

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

Bedroom Three

7' 3" x 8' 11" (2.21m x 2.72m)

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

Family Bathroom

Double glazed window to rear, panelled bath with waterfall shower, vanity sink, low flush toilet, heated towel rail, door to first floor landing.

Outside Front

Driveway to front providing off road parking.

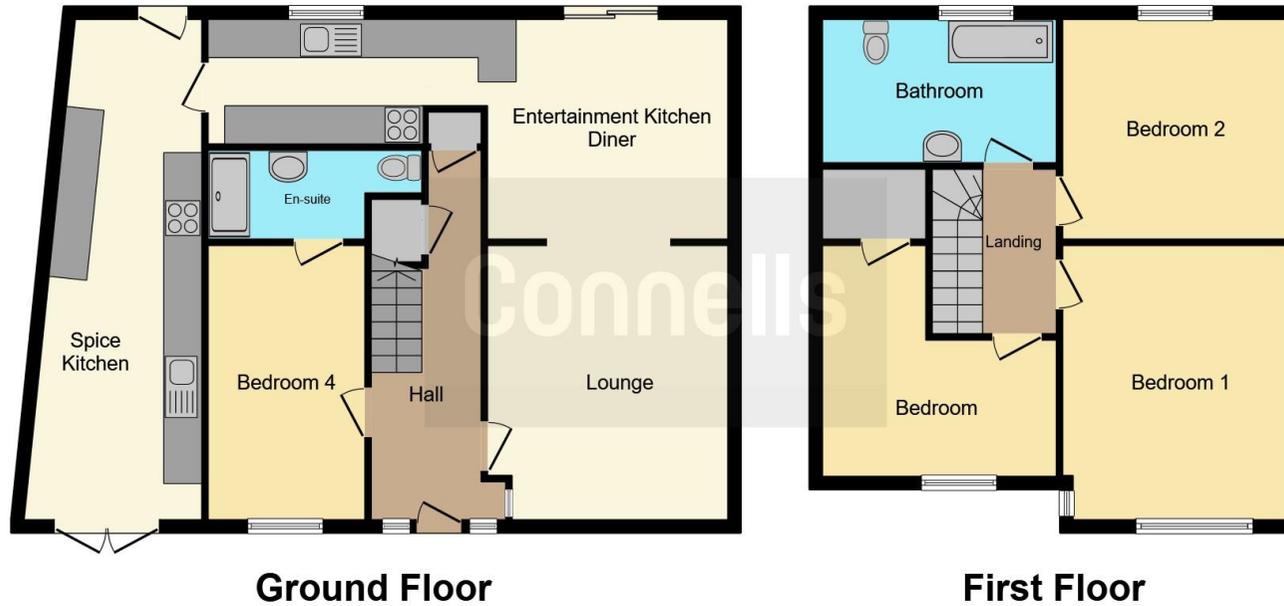
Outside Rear

Good size enclosed rear garden with panelled fences, large paved pathway area, feature composite decking area with outdoor lighting.









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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332728



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH332728 - 0004