



Connells

Old Fallings Lane
Fallings Park Wolverhampton

Old Fallings Lane Fallings Park Wolverhampton WV10 8BU

for sale offers in the region of
£170,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this three bedrooms semi detached family home in the popular area of Fallings Park is being sold with the tenant in situ. Viewings are highly recommended to appreciate the accommodation on offer, call the Connells Wolverhampton branch today to book your viewing.

Internally the property comprises of entrance hall, lounge, dining room, well appointed kitchen and rear lean to. Heading upstairs you will find three bedrooms and a family bathroom. Outside to front is off road parking for ample vehicles and a well presented rear garden.

The Location & Area

Situated on Old Fallings Lane which is conveniently located for local schooling, doctors, dentists, public houses and eateries. Bentley Bridge Retail Park and New Cross Hospital are also within close proximity, the M54 and M6 motorways are easily accessible.

Approach

Set back from the roadside behind off road parking for ample vehicles, access to the main accommodation, side gate.

Entrance Hall

Stairs rising to first floor, ceiling light point, doors to both reception rooms and kitchen.

Lounge

Double glazed window to front, central heating radiator, ceiling light point.

Dining Room

Double glazed window to rear, ceiling light point, matching wall and base units with stainless steel sink and drainer with taps, plumbing for washing machine and dishwasher, space for gas cooker, part tiled walls, ceiling light point, wall mounted boiler, double glazed window to side, doors to lean to and hallway.

Lean To

Ceiling light point, power supply, windows, door to rear garden.

First Floor Landing

Double glazed window to side, loft access, ceiling light point.

Bedroom One

Double glazed window to front, ceiling light, central heating radiator.

Bedroom Two

Double glazed window to rear, ceiling light, central heating radiator.

Bedroom Three

Double glazed window to front, ceiling light, storage cupboard, central heating radiator.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin unit, ceiling light point, part tiled walls, central heating radiator, extractor fan, double glazed window to rear.

Outside Rear

Paved patio area, lawn, side gate, outside tap.









Total floor area 97.4 m² (1,048 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

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334194



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: WVH334194 - 0003