

Connells

Mill Green
Fordhouses Wolverhampton

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Fordhouses Wolverhampton WV10 6LX

for sale offers in the region of
£250,000







Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this CHAIN FREE well presented and extended three bedroom semi detached family home situated in a sought after location near to the M54/M6 motorways links. Viewings are highly recommended, call Connells today to book your viewing.

Internally the property comprises of porch leading to an entrance hallway, spacious lounge, extended open plan kitchen diner, well appointed kitchen with integrated appliances and separate study area which has the versatility to be used as a snug. The ground floor is completed by having a utility and convenient ground floor wc. Heading upstairs you will find three bedrooms and modern stylish family bathroom. Outside to the front is ample off road parking, garage for additional parking or storage options. To the rear is a low maintenance garden.

The Location & Area

Situated in the popular area of Fordhouses which offers fantastic commuting access to the M54, M6 motorways and the i54 commercial development. Popular shopping, schools, doctors, dentists, public houses and eateries can be found within close proximity.

Approach

Set back from roadside behind ample off road parking the slate chipping, access to main accommodation and garage.

Entrance Porch

Double glazed windows and door to the entrance hallway.

Entrance Hall

Door to porch, ceiling light point, radiator, stairs rising to the first floor and doors to the porch and lounge.

Lounge

15' 6" max x 12' 4" max (4.72m max x 3.76m max)

Double glazed window to the front, radiator, wall lights, ceiling light point, two radiators, electric fireplace and doors to the entrance hallway and extended kitchen diner.

Study Area

7' 5" x 7' (2.26m x 2.13m)

Radiator, ceiling light point, two wall lights, archway to the dining area and double glazed sliding door to the rear garden.

Dining Area

15' 6" max x 7' max (4.72m max x 2.13m max)

Two ceiling light points, radiator, storage cupboard and doors leading to the lounge and utility and two archways leading to the study area and kitchen.

Kitchen

7' 6" x 7' 5" (2.29m x 2.26m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated double oven and grill, five ring gas hob with extractor hood above, plumbing point for dishwasher, partly tiled walls, ceiling light point, double glazed window to the rear and archway to the dining area.

Utility

11' 6" max x 7' max (3.51m max x 2.13m max)

Plumbing point for a washing machine, space for a fridge / freezer, radiator, ceiling light point, doors leading to the garage, dining area and ground floor WC, double glazed window to the rear and door to the rear garden.

Ground Floor Wc

Low flush wc, wall mounted wash hand basin with splashback tiles, ceiling light point and double glazed window to the rear.

First Floor Landing

Loft access, ceiling light point, double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom One

12' 9" max x 9' max (3.89m max x 2.74m max)

Double glazed window to the front, fitted wardrobes, radiator and ceiling light point.

Bedroom Two

9' 10" max x 9' 10" max (3.00m max x 3.00m max)

Double glazed window to the rear, ceiling light point and radiator and cupboard housing the wall mounted boiler.

Bedroom Three

8' 6" max x 6' 5" max (2.59m max x 1.96m max)

Double glazed window to the side, fitted wardrobe, ceiling light point and radiator.

Bathroom

A modern bathroom with panelled bath and shower attachment, low flush wc, wash hand basin, tiled walls, radiator, ceiling light point and double glazed window to the side.

Outside Rear

Paved patio area with outside tap point and steps leading down to a further patio area with gravel boarders, shrubbery and timber fencing to both sides of the garden.

Garage

17' 5" x 7' 7" (5.31m x 2.31m)

Up and over garage door, tap point, lighting, coal cupboard and door to the utility.

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.







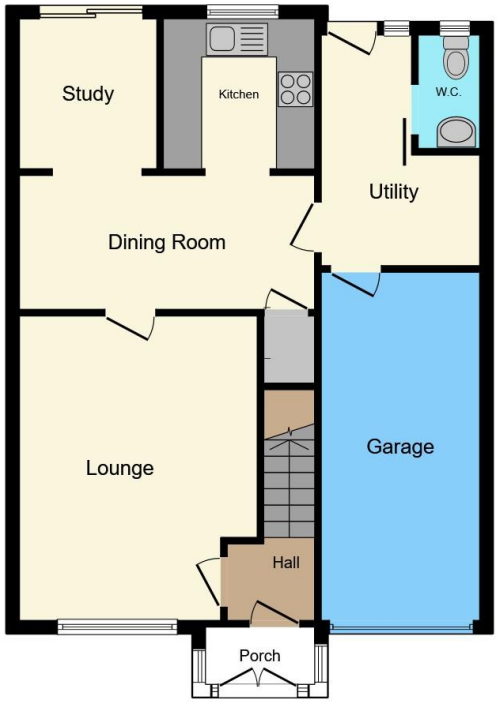




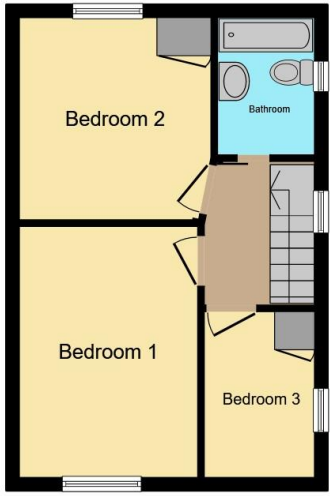








Ground Floor



First Floor

Total floor area 101.2 m² (1,089 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: B

Tenure: Freehold

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