



**Connells**

Beechwood Avenue  
Wednesfield Wolverhampton



## Property Description

The Award Winning Connells Wolverhampton branch is proud to bring to the market this extended and recently refurbished three bedroom semi detached family home situated in a sought after location near to New Cross hospital and boasts NO ONWARD CHAIN. Viewings are highly recommended to appreciate the accommodation on offer, call Connells Wolverhampton today to book your viewing.

Internally the property comprises of an inviting entrance hall, front reception room being used as a lounge, a separate dining area with open access to an L shaped entertainment kitchen area with integrated appliances. The ground floor is completed by having a lean to with a ground floor guest wc. Heading upstairs you will find three bedrooms and a modern and style family bathroom. Outside to the front is off road parking for ample vehicle, whilst the rear boasts a generous size rear garden for the family to enjoy.

## The Location & Area

Situated close to local shopping and sought after schools as well as further shopping which can be found within Bentley Bridge Retail Park and Wednesfield shopping centres. New Cross Hospital and the M54 and M6 motorways are also conveniently located nearby.

## Approach

Set back from the roadside behind a low maintenance gravelled front driveway.

## Entrance Hall

Door to front, spotlights, storage cupboard with double glazed window to side, stairs rising to first floor, central heating radiator, doors to lounge, dining area and entertainment kitchen.

## Lounge

13' 5" max x 11' 5" max ( 4.09m max x 3.48m max )

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

## Dining Area

11' 3" x 11' 3" ( 3.43m x 3.43m )

Ceiling light point, door to entrance hall, open plan to entertainment kitchen.

## Entertainment Kitchen

15' 4" max x 16' 6" max ( 4.67m max x 5.03m max )

Matching wall and base units, one and half sink and drainer with mixer tap, integrated dishwasher, washing machine, oven, electric four ring hob, spotlights, ceiling light point, central heating radiator, wall mounted boiler, double glazed windows to side and rear, French doors to rear garden, door to lean to.

## Lean To

Spotlights, doors to front access, rear garden, ground floor wc and kitchen.

## Ground Floor Wc

Low flush wc, inset basin, ceiling light point, double glazed window to rear.

## First Floor Landing

Loft access, spotlights, double glazed window to side, doors to various rooms.

## Bedroom One

13' 10" max x 9' 7" max ( 4.22m max x 2.92m max )

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

## Bedroom Two

10' 4" max x 9' 9" max ( 3.15m max x 2.97m max )

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

## Bedroom Three

7' 5" x 7' 3" ( 2.26m x 2.21m )

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

## Family Bathroom

Panelled bath with shower over, low flush wc, wash hand basin unit, spotlights, heated towel rail, part tiled walls, double glazed window to rear.

## Outside Rear

Paved patio area with dwarf walling, lawn, central path, shrubbery, mature trees, timber fencing, hedging.

## Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.









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

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EPC Rating: D Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332811](http://connells.co.uk/Property/WVH332811)**



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