



Connells

Ashwells Grove
Pendeford Wolverhampton



Property Description

Connells Wolverhampton are delighted to present to market this link detached property ideal for families. Beautifully presented and located on a popular location, nearby to transport links and general amenities including a supermarket. Viewing is highly recommended to appreciate this fantastic family home, call Connells today to arrange a viewing.

Internally the property comprises a welcoming entrance porch leading to an entrance hall, lounge and stunning kitchen diner including a variety of integrated appliances. Moving upstairs are three well proportioned bedrooms and a stylish family bathroom catering for modern living needs. Useful storage and utility bay are within the garage. Externally the property continues to impress with beautiful kerb appeal, a generous block paved driveway and access to a 19ft garage from the front. The garage is ideal for conversion subject to relevant permission. The landscaped rear garden providing the perfect space to relax with friends and family.

Entrance Porch

Double glazed door to front and matching side panels, double glazed windows to side.

Entrance Hall

Double door to porch, double glazed window to side, stairs to first floor landing, central heating radiator.

Lounge

14' 10" max x 11' 1" into recess (4.52m max x 3.38m into recess)

Double glazed window to front, central heating radiator, gas fireplace.

Kitchen Diner

21' 1" x 13' 8" (6.43m x 4.17m)

Double glazed window to rear, double glazed lantern skylight, a range of wall and base with work surfaces, sink and drainer, integrated appliances to include oven electric oven, induction hob, dishwasher, microwave, fridge and wine cooler, two central heating radiators, understairs pantry/storage cupboard, access to garage, double glazed patio doors to rear leading to garden.

The Location & Area

Situated in a pleasant cul-de-sac location close to local shopping. Further shopping can be found within the neighbouring villages including Codsall and Wolverhampton City centre. There is fantastic selection of local schooling nearby, doctors, dentist, public houses and eateries as well as the i54 commercial development. The M54 and M6 motorways are also close by



First Floor Landing

Double glazed window to side, loft access, storage cupboard, doors to various rooms.

Bedroom One

12' 4" max x 8' 5" (3.76m max x 2.57m)

Two double glazed windows to front, central heating radiator, airing cupboard.

Bedroom Two

8' 6" x 8' (2.59m x 2.44m)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom Three

8' 9" into recess x 5' 8" (2.67m into recess x 1.73m)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps and shower over, heated towel rail, tiled walls, tiled flooring.

Outside Front

Generous block paved driveway, lawn, shrubs.

Outside Rear

Sandstone patio, lawn area, borders and shrubs, outdoor lights, outdoor tap, storage shed.

Garage

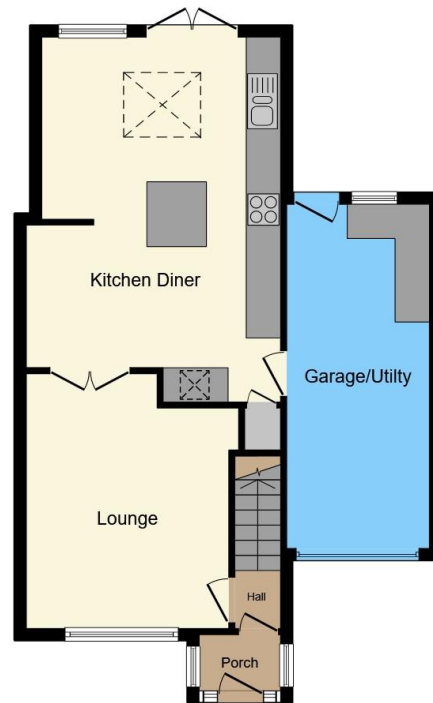
19' 11" x 7' 8" (6.07m x 2.34m)

Up and over door, power, lighting, plumbing, work surface, double glazed window to rear, double glazed door to rear giving access to the garden.

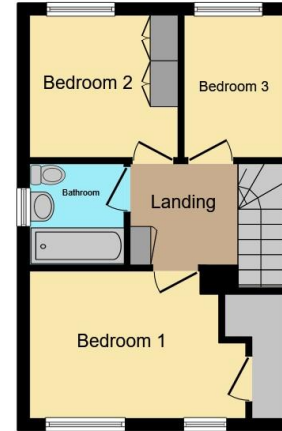








Ground Floor



First Floor

Total floor area 93.2 m² (1,003 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



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332515



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