



**Connells**

Sandown Drive  
Perton Wolverhampton



### Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious three-bedroom semi-detached family home, offered with NO UPWARD CHAIN and situated within a popular area of Perton. The property offers an excellent opportunity for buyers seeking a home they can tailor to their own tastes and requirements. Viewing is highly recommended to fully appreciate the accommodation on offer.

Internally, the property comprises an entrance hall leading to the lounge and kitchen, with an adjoining dining room. To the first floor are three generously sized bedrooms and a family bathroom. Externally, the property benefits from a neatly maintained front garden with allocated parking, while to the rear is an attractive enclosed garden offering a pleasant outdoor space.

### Entrance Hall

Door to front, storage cupboard, central heating radiator, doors to lounge and kitchen.

### Lounge

15' 7" x 12' 3" ( 4.75m x 3.73m )

Double glazed window to side, central heating radiator, ceiling light point, door to entrance hall and dining room.

### Kitchen

9' 3" x 7' 5" ( 2.82m x 2.26m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, electric cooker point, plumbing for washing machine, wall mounted boiler, central heating radiator, double glazed window to side, door to entrance hall, side access and dining room.

### Dining Room

7' 8" x 14' 4" ( 2.34m x 4.37m )

Double glazed window to side, stairs rising to first floor, ceiling light point, central heating radiator, doors to kitchen and lounge.

### The Location & Area

Set to the west of Wolverhampton City Centre in the Perton area on a popular residential estate just off Canterbury Drive, only a short distance away from numerous local schools. Also this property is ideally located for local supermarket, library and numerous eateries.

### Approach

Set back from the roadside behind allocated parking, front lawn and access to a side gate and main accommodation.



### First Floor Landing

Double glazed window to front, airing cupboard, ceiling light point, loft access, doors to various rooms.

### Bedroom One

14' max x 8' 9" max ( 4.27m max x 2.67m max )

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

### Bedroom Two

12' 5" max x 8' 9" max ( 3.78m max x 2.67m max )

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

### Bedroom Three

6' 5" x 9' 6" ( 1.96m x 2.90m )

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

### Family Bathroom

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

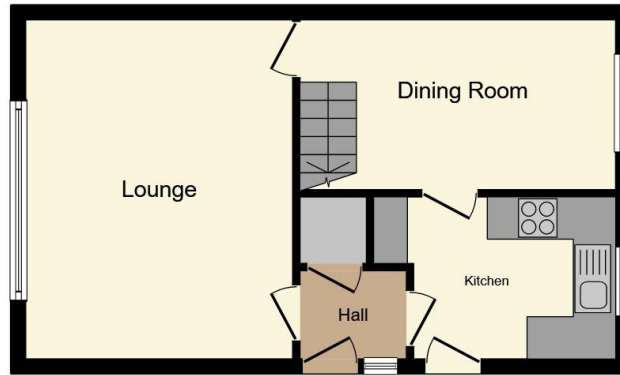
### Outside Rear

Paving, lawn, timber shed, outside tap, side gate.

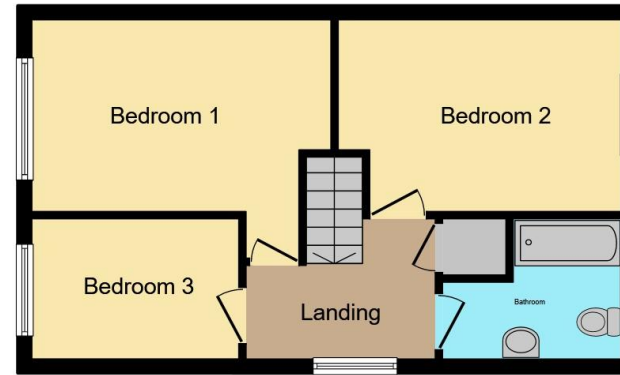








**Ground Floor**



**First Floor**

Total floor area 80.3 m<sup>2</sup> (865 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

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

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334249](https://www.connells.co.uk/Property/WVH334249)**



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](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: WVH334249 - 0003