



Connells

Stokes Avenue  
Willenhall



## Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and deceptively spacious three bedroom traditional semi detached family property. Situated on a pleasant residential estate, this property should be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, lounge, kitchen, three bedrooms and family bathroom. Externally there is front and rear gardens.

## The Location & Area

Situated on the Portobello area of Willenhall which offers fantastic commuting access to the Black Country route and further links to the M54 and M6 motorways. There is a wonderful selection of local shopping nearby within Willenhall and Wednesfield shopping areas. Popular schooling is also just a stone's throw away.

## Entrance Porch

Double glazed door to front, door to entrance hall.

## Entrance Hall

Door to porch, doors to various rooms, stairs to first floor landing.

## Lounge

16' 1" x 10' 6" ( 4.90m x 3.20m )  
Double glazed window to front, central heating radiator, door to entrance hall.

## Kitchen

16' 3" x 9' 7" ( 4.95m x 2.92m )  
Double glazed window to rear, a range of wall and base units with inset oven, hob and extractor, integrated fridge freezer & dishwasher, space for dining table and chairs, French doors to rear garden, door to entrance hall.

## First Floor Landing

Doors to various room.

## Bedroom One

12' 7" x 10' 9" ( 3.84m x 3.28m )  
Double glazed window to front, central heating radiator, door to first floor landing.

## Bedroom Two

12' 2" x 9' 9" ( 3.71m x 2.97m )  
Double glazed window to rear, central heating radiator, door to first floor landing.

## Bedroom Three

8' 10" x 6' 9" ( 2.69m x 2.06m )

Double glazed window to front, central heating radiator, door to first floor landing.

## Family Bathroom

Double glazed window to rear, panelled bath, vanity sink, low flush toilet, Worcester Bosch boiler, door to first floor landing.

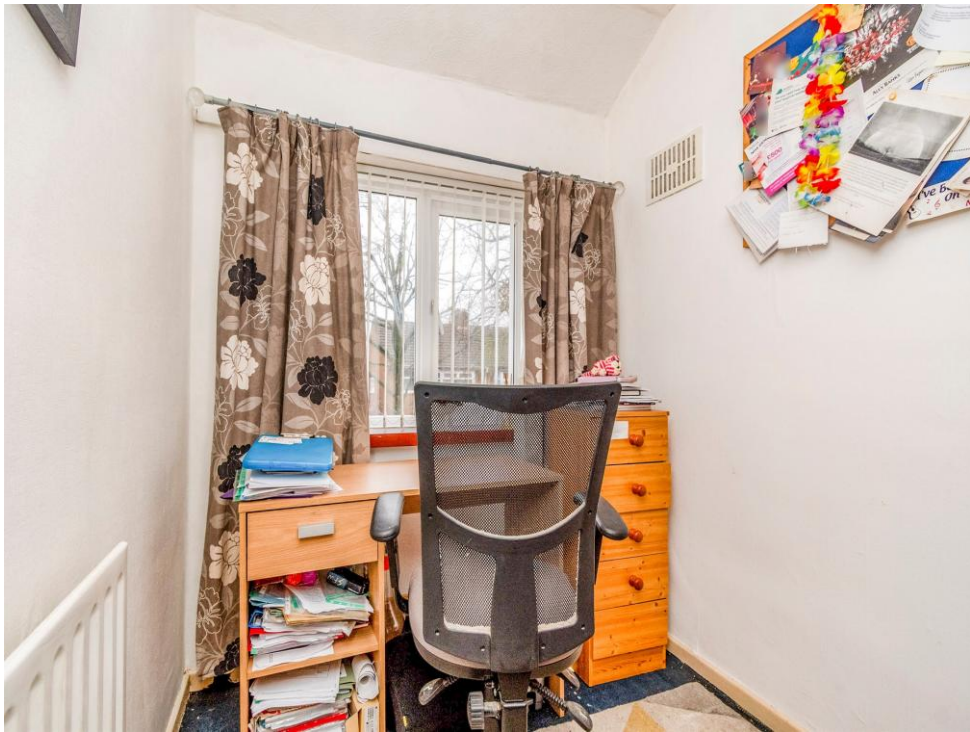
## Outside Front

Lawned area.

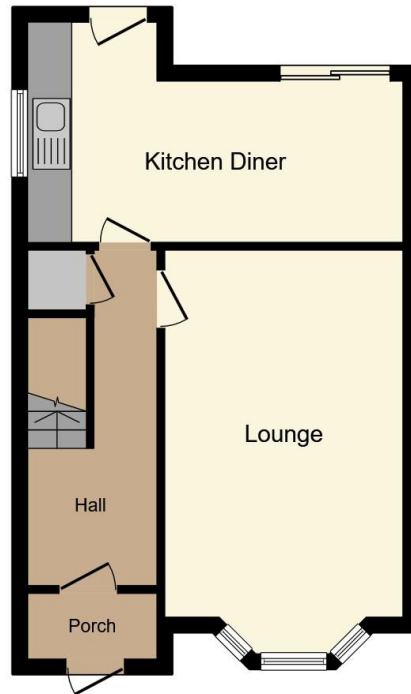
## Outside Rear

Lawned area, a range mature plants, trees and shrubs.

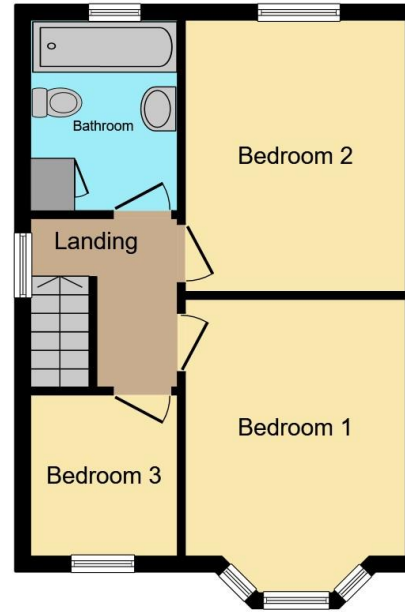








**Ground Floor**



**First Floor**

Total floor area 78.4 m<sup>2</sup> (844 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto: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/WVH334443](http://connells.co.uk/Property/WVH334443)**



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

Property Ref: WVH334443 - 0006