



**Connells**

The Garlands  
Wednesfield Wolverhampton

# The Garlands Wednesfield Wolverhampton WV11 1JU

for sale offers over  
**£475,000**



## Property Description

The award winning Connells Wolverhampton branch is proud to present this generously sized modern build four-bedroom detached family home, nestled away in a cul-de-sac location off Lower Prestwood Road. This property is ideally situated near New Cross Hospital. This exceptional home combines space, comfort, and a prime location, making it a must-see!

### Ground floor:

Upon entering there is an entrance hallway and a convenient ground floor wc. The property features two spacious reception rooms currently used as a lounge and dining room, perfect for entertaining and family gatherings, while the charming conservatory brings the outdoors in and creates an ideal space for relaxation. The kitchen is well-equipped and includes an adjoining utility room for added convenience.

### Upstairs:

You'll discover four bedrooms, providing plenty of space for the whole family. The master bedroom benefits from an en-suite shower room, while the family bathroom serves the remaining bedrooms.

### Outside:

The property sits on generous grounds with a large gated driveway leading to the detached double garage.

A sizeable landscaped and easy maintainable rear garden that features an entertainment patio area, astro turf, & wooden built bar - perfect for outdoor entertainment and relaxation.

Call the Connells Wolverhampton branch today to book your viewing.

## Location And Area

Situated off the ever popular Lower Prestwood Road which has local shopping a stones throw away, popular schooling, bus routes linking into Wolverhampton City Centre as well as doctors and dentists and eateries as well as public houses. Further shopping can be found within Bentley Bridge Retail Park and Wednesfield shopping areas as well as commuting access to the M54 and M6 motorways.

## Entrance Hall

Double glazed door to front, central heated radiator, stairs to first floor landing, access to ground floor wc.

## Ground Floor Wc

Wc, wash hand basin, double glazed window to front, complimentary tiling, wall cupboards.

## Dining Room

10' 8" x 9' 4" ( 3.25m x 2.84m )

Double glazed window to front, central heated radiator, wooden double door access.

## Kitchen Diner

12' 3" x 9' 9" ( 3.73m x 2.97m )

Fully fitted kitchen with a range of wall and base units, double glazed window to rear, worksurface with sink drainer, double electric oven, integrated gas hob, integrated dishwasher, wall mounted central heating boiler in cupboard, complimentary tiling, space for domestic appliances with access to the utility room.

### Utility

4' 11" x 5' 1" ( 1.50m x 1.55m )

Double glazed door to garden, worksurfaces, plumbing and space for domestic appliances.

### Lounge

10' 8" x 9' 4" ( 3.25m x 2.84m )

Double glazed window to front, central heated radiator, double glazed patio doors to conservatory,

### Conservatory

11' 9" x 8' 9" ( 3.58m x 2.67m )

UPVC construction, double glazed windows, double glazed patio doors to garden.

### First Floor Landing

Access to bedrooms, airing cupboard, central heated radiator, loft access.

### Bedroom One

11' 3" x 12' 6" ( 3.43m x 3.81m )

Double glazed window to front, central heated radiator, door to en-suite.

### En-Suite

Shower cubicle, wash hand basin with vanity unit, low level wc, double glazed window to front, complimentary tiling, extractor fan.

### Bedroom Two

10' 2" x 10' 9" ( 3.10m x 3.28m )

Double glazed window to rear, central heated radiator, cupboard.

### Bedroom Three

11' 6" x 6' 3" ( 3.51m x 1.91m )

Double glazed window to rear, central heated radiator.

### Bedroom Four

8' 8" x 6' 3" ( 2.44m x 1.91m )

Double glazed window to rear, central heated radiator.

### Shower Room

Shower in cubicle, wash hand basin, low level wc, radiator, extractor fan, double glazed window to rear.

### Outside Front

Private gated access, tarmac driveway with ample off road parking, slabbed pathway to front of property, gated side access.

### Outside Rear

Landscaped enclosed rear garden, patio area, lawned area, outdoor lighting, pergola, free standing wooden built bar, access to detached garage.

### Detached Garage

17' 11" x 17' 5" ( 5.46m x 5.31m )

Up and over doors, double glazed door to rear garden, power, lighting.









**Total floor area 138.0 m<sup>2</sup> (1,485 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

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EPC Rating: C Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334563](http://connells.co.uk/Property/WVH334563)**



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