



Connells

Wordsworth Avenue
Lanesfield Wolverhampton



Property Description

Connells Wolverhampton are delighted to present to market this spacious bay fronted semi detached family home and well located to schooling and transport links, particularly the Birmingham New Road and various bus routes. This family home offers a further potential for extension subject to relevant permissions - notably in the loft area to expand the internal living accommodation. Viewing is highly recommended to appreciate the level of accommodation and further potential scope on offer with this already fantastic family home, call our Sales Team to book a viewing.

The property comprises of a welcoming entrance porch, entrance hall, 24ft through lounge diner, study room stylish fitted kitchen with integrated appliances, outhouse/utility and a downstairs shower room to complete the ground floor. Upstairs there are four bedrooms and family shower room. Externally the property continues to impress with a gated block paved driveway to front and generous size rear garden perfect to entertaining friends and family or idyllic outdoor retreat.

The Location & Area

A fantastic position for commuting links to Wolverhampton, Dudley and Birmingham with Coseley Railway Station only a short drive away. There are numerous local shops and eateries and a range of highly regarded local schools.

Entrance Porch

Double glazed sliding door to front, door to entrance hall.

Entrance Hall

Double glazed patio doors to front, stairs to first floor landing, central heating radiator, alarm panel, access to study.

Study/ Bedroom Five

13' 9" into wardrobe x 6' 1" (4.19m into wardrobe x 1.85m)

Double glazed window to front, central heating radiator, fitted wardrobe/storage.

Through Lounge Diner

24' 9" into bay x 10' 10" max (7.54m into bay x 3.30m max)

Double glazed bay window to front, central heating radiator, wall radiator, feature media wall with electric fireplace, double glazed patio doors to rear garden.

Kitchen

Double glazed window to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, integrated electric oven, five ring gas hob, integrated microwave, central heating radiator, access to downstairs shower room, double glazed door to side leading to garden.



Downstairs Shower Room

Double glazed window to side, wc and wash hand basin vanity unit, shower cubicle, extractor fan, heated towel rail, tiled walls, laminate floor.

Outhouse/ Utility

11' 5" x 7' 1" (3.48m x 2.16m)

Double glazed door and window to side, power, lighting, plumbing for appliances, wall and base units, work surfaces.

First Floor Landing

Loft access with drop down ladder, doors to various rooms.

Bedroom One

13' 5" into bay x 10' 9" into recess (4.09m into bay x 3.28m into recess)

Double glazed bay window to front, central heating radiator.

Bedroom Two

10' 11" x 10' 8" into recess (3.33m x 3.25m into recess)

Double glazed window to rear, central heating radiator.

Bedroom Three

19' x 6' 2" into recess (5.79m x 1.88m into recess)

Double window to front and rear, central heating radiator.

Bedroom Four

7' 3" x 6' 2" (2.21m x 1.88m)

Double glazed window to front, central heating radiator.

Shower Room

Double glazed window to rear, wc and wash hand basin vanity unit, shower cubicle, extractor fan, heated towel rail, airing cupboard.

Outside Front

Generous gated block paved driveway, outdoor light.

Outside Rear

Patio, pergola, artificial lawned area, further patio area to rear, outdoor light, outdoor tap.









Total floor area 112.0 m² (1,206 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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EPC Rating: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334786



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