



Connells
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FOR SALE



Ground Floor

Hallway

Having a double glazed front entrance door, door to lounge and stairs to first floor

Lounge

12' 6" x 12' (3.81m x 3.66m)

Having a double glazed window to the front aspect, radiator, fireplace, wall lights, ceiling light point, carpeted flooring and open access to the dining area leading to the orangery and kitchen

Dining Area

10' 10" x 8' 11" (3.30m x 2.72m)

Being open plan to the kitchen and orangery and having laminate flooring, radiator and ceiling light point

Kitchen

14' 10" x 6' 6" (4.52m x 1.98m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drain, integrated oven and grill, gas hobs and extractor hood over, tiled splash-backs, plumbing for the dishwasher, space for appliances, ceiling light point, laminate flooring, two double glazed windows to the side aspect, doors to storage space currently being used as a utility area and open access to the orangery

Orangery

8' 9" x 7' 10" (2.67m x 2.39m)

Having double glazed windows and doors to the rear garden, roof lantern, spotlights, laminate flooring and door to WC

W.C

Having a double glazed window to the rear aspect, WC, tiled walls, ceiling light point and tiled flooring

First Floor

point, tiled walls and oak flooring

Landing

Having a double glazed window to the side aspect, ceiling light point, carpeted flooring and doors to bedrooms and bathroom

Bedroom 1

12' 2" x 8' 3" (3.71m x 2.51m)

Having a double glazed window to the front aspect, fitted overhead storage, paneled walls, radiator, ceiling light point and carpeted flooring

Bedroom 2

10' 11" x 9' 1" (3.33m x 2.77m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bedroom 3

11' x 6' 6" (3.35m x 1.98m)

Having a double glazed window to the side aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window to the side aspect, WC, vanity wash hand basin, bath with shower over, towel radiator, ceiling light

Outside

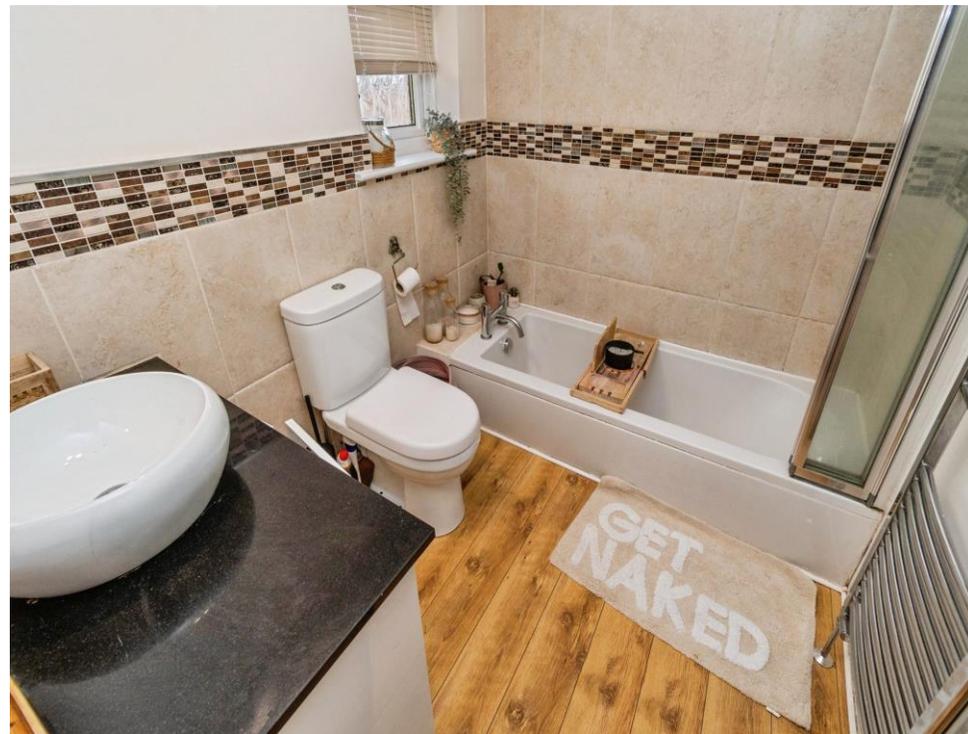
Front

Having a large brick paved driveway suitable for multiple vehicles, laid to lawn and side access to the rear garden

Rear

Having a paved patio area, laid to lawn and a variety of trees and bushes

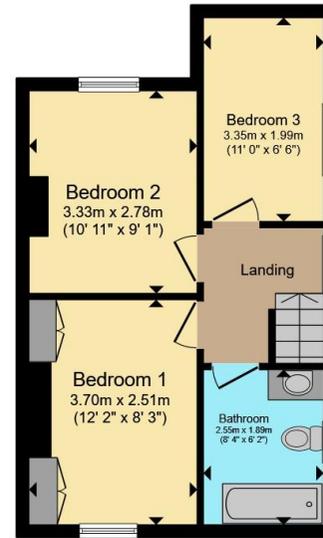








Ground Floor



First Floor

Total floor area 86.3 m² (929 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



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10-12 Wolverhampton Road
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108690



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