



**Connells**

Prestwood Road  
Wednesfield Wolverhampton



### Property Description

Connells Wolverhampton are delighted to present to market this traditional and spacious semi-detached home boasting an eclectic decor throughout and fantastic location near to New Cross Hospital this home promises to be the perfect choice for first time buyers and downsizers alike.

Internally the property provides a spacious living accommodation throughout having originally being a three bedroom home has since been converted back to its original two bed. The ground floor comprises of a welcoming internal porch leading to the inner hall, two reception rooms, stylish fitted kitchen with integrated appliances and a study area. On the first floor there are two double bedrooms and a stunning bathroom featuring a roll top freestanding bath tub and separate shower cubicle.

Externally the property continues to impress with a concrete print driveway to front and a large area garden providing excellent potential to create your idyllic outdoor space however currently serves as a ready made perfect area to host friends and family.

Viewing is highly recommended to appreciated this stunning property.

### Location And Area

Situated just a stone's throw away from New Cross Hospital and Bentley Bridge Retail Park where there is a fantastic selection of local shopping, eateries and public houses. Doctors, dentists and looked after schools are also within close proximity.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Single glazed door to front, stairs to first floor landing, radiator, alarm panel.

### Lounge

11' 10" x 11' 3" into recess ( 3.61m x 3.43m into recess )

Double glazed window to front, radiator, gas fire.

### Reception Room Two

14' 10" into recess x 11' 11" ( 4.52m into recess x 3.63m )

Double glazed window to rear, two separate radiators, gas fireplace, storage cupboard.

### Kitchen

16' 4" x 8' 1" excluding bay ( 4.98m x 2.46m excluding bay )

Two double glazed windows to side, double glazed bay window to side, range of wall and base units with worksurfaces above, sink drainer, integrated electric oven, gas hob, integrated dual microwave, integrated dishwasher, integrated fridge freezer, pull out larder, radiator, double glazed door to side with access to garden, access to study area.

## Study Area

11' 5" max x 8' max ( 3.48m max x 2.44m max )

Two double glazed windows to side, radiator.

## First Floor Landing

Doors to various rooms.

## Bedroom One

14' 10" max x 12' ( 4.52m max x 3.66m )

Two double glazed windows to front, two radiators, storage cupboard with loft access.

## Bedroom Two

11' 10" x 6' 7" ( 3.61m x 2.01m )

Double glazed window to rear, radiator.

## Bathroom

Double glazed window to rear, wc, wash hand basin, free standing roll top bath with mixer taps and shower head attached, separate shower cubicle, radiator, mostly tiled walls, mosaic vinyl flooring.

## Outside Front

Concrete print driveway.

## Outside Rear

Concrete print patio, two separate lawned areas, variety of borders and shrubs, pond with water feature, storage shed, outdoor lights and outdoor tap.









Total floor area 113.2 m<sup>2</sup> (1,218 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)



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EPC Rating: E    Council Tax  
 Band: B

Tenure: Freehold

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