

Connells

Prestwood Road
Wednesfield Wolverhampton

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Wednesfield Wolverhampton WV11 1RH

for sale offers over
£315,000







Property Description

James Wenlock Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented and highly deceptive rare traditional semi detached home. The property has many original features which includes Minton flooring, feature fire places, high and decorative ceilings and many other features. Call Connells today to book a viewing.

Internally the property has a feature open porch area with Minton tiled flooring and a feature door leading to the wonderful entrance hall which also has a number of traditional features including Minton flooring. The ground floor has a spacious lounge with bay window and feature high ceilings, separate sitting room, study/cloak room, cellar, dining room with adjoining kitchen and a separate sun room/utility with adjoining ground floor wc. The first floor has a spacious landing area, a selection of four bedrooms. The first floor also has a two part family bathroom which requires viewing to fully appreciate. Externally the property has pleasant front garden with off road parking and double opening gates leading to secure car parking area to rear. A large entertainment patio area and a spacious lower level lawned area with ornamental pond and log store.

The Location & Area

Situated on the edge of Wednesfield/Fallings Park which offers easy access to New Cross Hospital, Wednesfield and Bentley Bridge Retail Park. Popular schools are also relatively close by as well as public houses, doctors, dentists and eateries. The M54 motorway is also relatively close with links to the M6.

Entrance Porch

Feature Minton tiled flooring, feature stained glass door to entrance reception hall.

Entrance Reception Hall

Feature part stained glass door to the entrance porch, Minton flooring, selection of doors leading to various rooms, decorative ceiling with entrance archway, central heated radiator, stairs with hand rail and spindles leading to the first floor landing.

Lounge

16' into bay x 13' 9" into recess (4.88m into bay x 4.19m into recess)

Double glazed bay window to front, feature gas fire with ornamental marble surround and a feature mirror and decorative high ceilings, feature window seat housing the central heated radiator.

Sitting Room

13' into recess x 16' 5" into bay (3.96m into recess x 5.00m into bay)

Double glazed bay window to rear, double glazed window to side, door to entrance hall, gas fire with ornamental surround, central heated radiator, coved ceiling and picture rail.

Study/ Cloak Room

9' x 7' (2.74m x 2.13m)

This room has various usage options and currently has a door to side, doors to various rooms, tiled flooring, door to cellar.

Dining Room

13' x 12' 5" (3.96m x 3.78m)

Part feature panelled walls, double glazed window to side, door to kitchen, door to study/cloak room, tiled flooring and feature log burner.

Kitchen

12' 4" x 10' (3.76m x 3.05m)

Feature ceiling, double glazed window to side, doors to various rooms and a selection of fitted wall and base units with roll top work surfaces, gas hob, oven and extractor, one and a half drainer sink unit, plumbing for washing machine, tiled flooring.

Cellar

12' 5" x 13' (3.78m x 3.96m)

Stairs to the study area/cloak room and lighting.

Sun Room/ Utility

12' 4" x 12' max (3.76m x 3.66m max)

Vaulted ceiling, selection of windows and door leading to rear access, base units, block paved flooring, access to guest wc and storage area.

Ground Floor Wc

Low flush toilet, wall mounted wash basin, tiled flooring, double glazed window to rear, door to sun room/utility area.

First Floor Landing

Feature oak flooring, stairs with hand rail and spindles to the ground floor, storage cupboard housing loft access, central heated radiator, doors to various rooms.

Bedroom One

14' 3" into recess x 13' (4.34m into recess x 3.96m)

Double glazed window to front, feature high ceiling with picture rail, central heated radiator, door to first floor landing.

Bedroom Two

13' into recess x 13' 1" (3.96m into recess x 3.99m)

Double glazed window to rear, central heated radiator, door to landing.

Bedroom Three

12' 3" into recess x 10' (3.73m into recess x 3.05m)

Double glazed window to side, central heated radiator, door to first floor landing.

Bedroom Four/ Nursery/ Study

9' 8" x 5' 5" (2.95m x 1.65m)

Double glazed window to front, door to first floor landing, coved ceiling.

Bathroom One

Double glazed window to side, feature sunken bath with tiled edging, double walk in shower area, wall shelving, spotlights to ceiling, storage cupboard housing boiler, wall mirror, central heated radiator, door to landing

Bathroom Two

Double glazed window to side, his and hers pedestal wash basin, low flush toilet, bidet, door to landing, four storage cupboards, spotlights, central heated radiator.

Outside Front

Off road car parking area to front with a pathway to front entrance, double opening gates to the rear secure car parking area and a selection of trees, plants and shrubs, security lighting.

Outside Rear

Two part rear garden with a large entertainment raised paved area, steps and centre archway leading to the lower level area where there is a selection of trees, plants and shrubs, ornamental pond and external water tap, log store.

Side Parking Area

Secure car parking with double opening gates to front access, access to the rear garden, partition trellis area.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







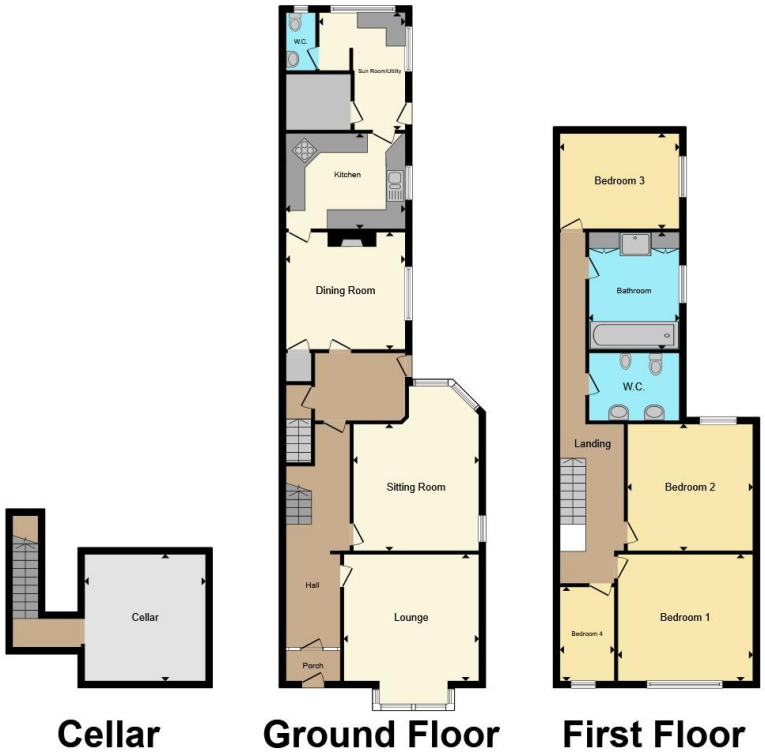












Total floor area 201.3 m² (2,167 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336540

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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.

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