



**Connells**

Dryden Road  
Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom semi detached family property in a popular cul-de-sac location. Benefiting from being in excellent condition, this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, kitchen diner and downstairs wc. To the rear there is an attractive sun room overlooking the rear garden. On the first floor there are well proportioned bedrooms and family bathroom. Externally there is a generous driveway to front providing off road parking and a good size enclosed rear garden ideal for families.

### The Location & Area

Conveniently located for the M6 & M54 motorways along with Bentley Bridge and Wednesfield shopping centres. Close by there is also a wonderful selection of local shopping and eateries.



### Lounge

Double glazed window to front, column designer radiator, picture rail, door to kitchen diner, door to entrance hall.

### Kitchen Diner

Double glazed window to rear, double glazed french doors to rear, central heating radiator, Range cooker, space for various appliances, door to downstairs wc.

### Downstairs Wc

Low flush toilet, wash hand basin, door to kitchen.

### Sun Room

Double glazed french doors to rear garden, central heating radiator, door to kitchen.

### Entrance Hall

Door to front, stairs to first floor landing, door to lounge.

## First Floor Landing

Doors to various rooms.

## Bedroom One

Double glazed window to front, central heating radiator, ceiling fan, door to first floor landing.

## Bedroom Two

Double glazed window to rear, central heating radiator, door to first floor landing.

## Bedroom Three

Double glazed window to rear, central heating radiator, door to first floor landing.

## Family Bathroom

Double glazed window to front, heated towel rail, vanity sink, panelled bath with mixer shower, door to first floor landing.

## Outside Front

Driveway providing off road parking.

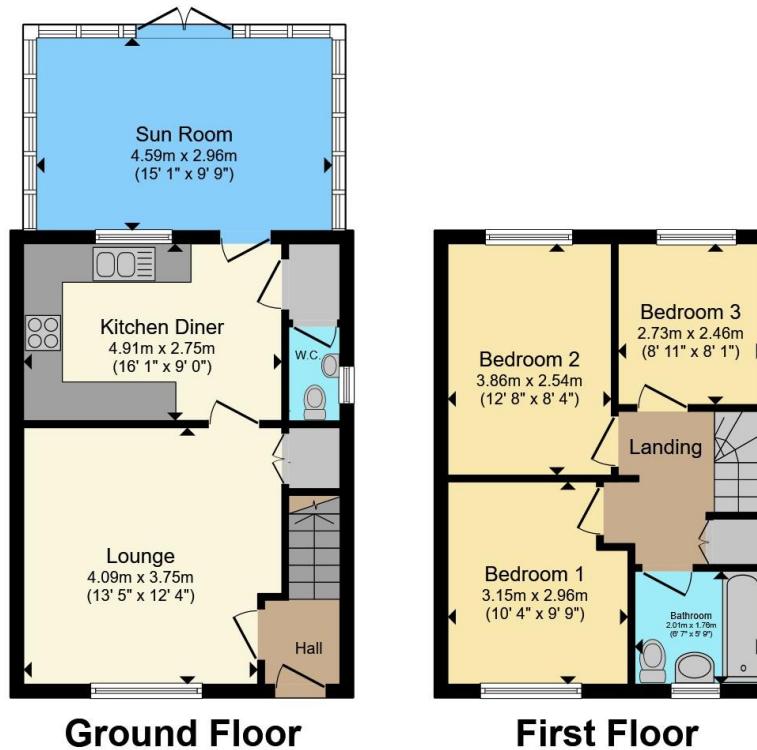
## Outside Rear

Good size enclosed rear garden with a raised patio area, feature fish pond, panelled fences, artificial grass, lawned area, large shed.









Total floor area 82.0 m<sup>2</sup> (882 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)

**Connells**

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334418](http://connells.co.uk/Property/WVH334418)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH334418 - 0002