



Connells

Argil Close
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton have the delight to bring to the market this beautifully presented detached family home. Situated in a cul-de-sac location with stunning field views to rear, this family home promises to be the perfect choice. Located within close proximity to local amenities, schooling and transport links.

Internally the property comprises of spacious living accommodation throughout. The ground floor benefits from real wood flooring throughout and comprises of a welcoming entrance porch, inner hall, ground floor wc, lounge to the rear leading to conservatory, bay fronted dining room, stylish fitted kitchen. On the first floor you will find four good sized bedrooms, en-suite and separate family bathroom.

Externally there is generous off road parking to front with the added feature of a security stump. An integrated 16ft garage space provides excellent storage or potential for conversion subject to planning permission. Finally an enclosed rear garden offers the perfect space to relax with family and friends with tranquil countryside beyond.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated just off the ever popular Linthouse Lane, where there is an abundance of local shopping, doctors, schools and fantastic commuting access to further shopping within Wednesfield and Bentley Bridge Retail Park, the M6 and M54 motorways, along with New Cross hospital are also relatively close by.

Entrance Porch

Double glazed door to front, double glazed windows to side.

Entrance Hall

Double glazed door to front, radiator, stairs to first floor landing, internal access to garage, internal access to wc.

Wc

Double glazed window to side, radiator, wc, wash hand basin, extractor fan.

Lounge

14' 2" x 11' 3" (4.32m x 3.43m)
Double glazed sliding door to conservatory, radiator, gas fireplace.

Conservatory

12' 5" x 12' 11" (3.78m x 3.94m)
UPVC Double glazed, radiator, double glazed patio door to side.

Dining Room

11' 2" into bay x 8' 6" (3.40m into bay x 2.59m)
Double glazed bay window to front and radiator.

Kitchen

10' 1" x 8' 8" (3.07m x 2.64m)
Double glazed window to rear, wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, gas hob, radiator, integrated fridge freezer, integrated dishwasher, door to utility.



Utility

5' 8" x 5' 5" (1.73m x 1.65m)

Wall and base units with work surfaces above, radiator, plumbing for appliances, double glazed door to side.

Landing

Double glazed window to side, radiator, loft access to boarded loft with light, airing cupboard, doors to various rooms.

Bedroom One

11' 4" x 9' 6" (3.45m x 2.90m)

Double glazed window to rear, radiator, fitted wardrobes.

En-Suite

Double glazed window to rear, wc, wash hand basin, shower cubicle, extractor fan, radiator, shaving point and half tiled walls.

Bedroom Two

11' 4" x 8' (3.45m x 2.44m)

Double glazed window to rear, radiator.

Bedroom Three

11' 5" x 6' 4" (3.48m x 1.93m)

Two double glazed windows to front, radiator.

Bedroom Four

9' 8" into doorway x 8' 11" (2.95m into doorway x 2.72m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps, shower head above, radiator, extractor fan, shaving point and half tiled walls.

Outside Front

Generous driveway.

Garage

16' 8" max x 8' 9" max (5.08m max x 2.67m max)

Roller door to front, internal power and lighting.

Outside Rear

Patio, raised lawn, flower bed sleepers, storage shed, outdoor tap, gated side access.

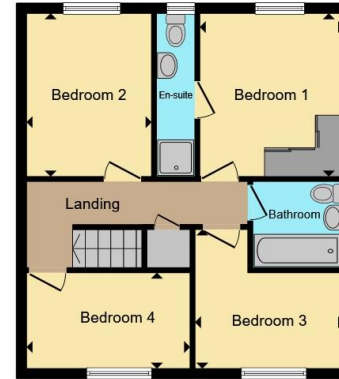








Ground Floor



First Floor

Total floor area 126.9 m² (1,366 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334934



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH334934 - 0006