



**Connells**

Cannock Road  
Springfield Wolverhampton

# Cannock Road Springfield Wolverhampton WV10 0AL

for sale offers in the region of  
**£240,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this outstanding and immaculately presented three bedroom semi detached property close to New Cross Hospital and Wolverhampton City Centre. Internally the property has been maintained to an extremely high and stylish standard and must be viewed in order to fully appreciate.

The property comprises of an entrance hall, modern fitted kitchen, study room area, large open plan lounge diner, conservatory, three well proportioned bedrooms, en-suite and a family bathroom. Externally there is a garage storage area, large off road parking to front, shared gated side access to a low maintenance rear garden.

## The Location & Area

Situated on the main Cannock Road which offers fantastic commuting links to Wolverhampton City centre, New Cross hospital and Wolverhampton University. There is a fantastic selection of local shopping and schools nearby.

## Entrance Hall

Double glazed door to front, open to kitchen, door to study area.

## Kitchen

9' 8" x 10' 3" ( 2.95m x 3.12m )

Double glazed window to front, one and half drainer sink, integrated oven, hob and extractor, space for a fridge freezer, integrated fridge, space for a washing machine.

## Study Room

9' 4" x 7' 4" ( 2.84m x 2.24m )

Door to garage storage area, central heating radiator, door to entrance hall.

## Garage Storage Area

6' 7" x 7' 4" ( 2.01m x 2.24m )

Up and over door to front, door to study room.

## Lounge Diner

13' 9" x 18' 4" ( 4.19m x 5.59m )

Double glazed window to rear, sliding double glazed door to conservatory, gas fire, central heating radiator, door to kitchen/ entrance hall.

## Conservatory

11' 2" x 9' 6" ( 3.40m x 2.90m )

Double glazed windows, door to garden.



## First Floor Landing

Loft access which is boarded with light, doors to various rooms, stairs to entrance hall.

## Bedroom One

10' 9" x 11' 5" ( 3.28m x 3.48m )

Double glazed window to front, central heating radiator, fitted wardrobe, door to en-suite, door to first floor landing.

## En-Suite

Panelled bath with a mixer shower over, wash hand basin, extractor fan, fitted storage area, door to Bedroom One.

## Bedroom Two

10' x 9' 3" ( 3.05m x 2.82m )

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

## Bedroom Three

11' 1" x 8' 8" ( 3.38m x 2.64m )

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

## Family Bathroom

Double glazed window to side, panelled bath with a wash hand basin, mixer shower over, low flush toilet, door to first floor landing.

## Outside Front

Generous off road parking area offering ample off road parking, side shared gated access leading to the rear garden.

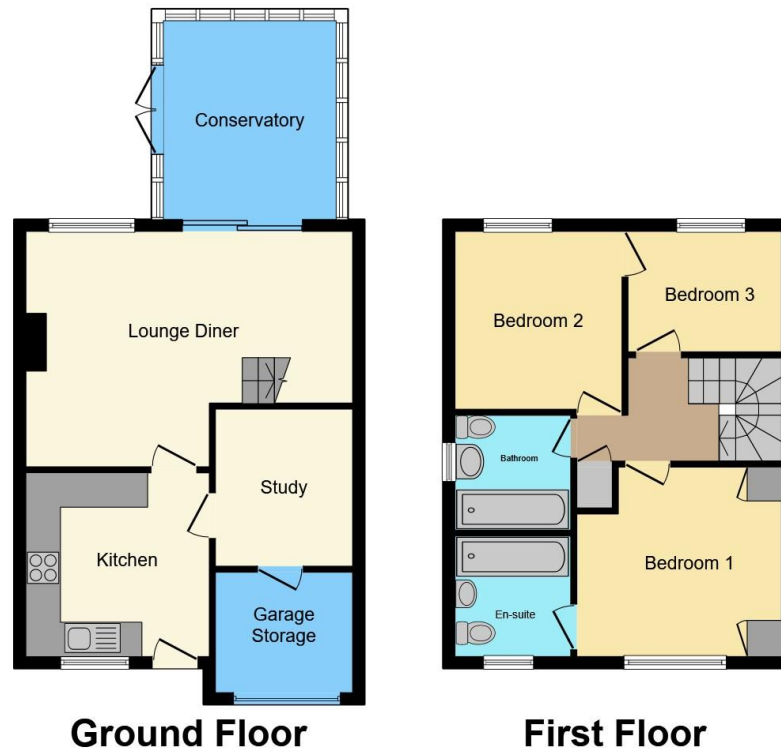
## Outside Rear

Decking area with stunning feature pergola, range of panelled fencing, paved patio areas, feature slate bed areas.









Total floor area 96.5 m<sup>2</sup> (1,038 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**

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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