



Connells

Park Lane
Fallings Park Wolverhampton

Park Lane Fallings Park Wolverhampton WV10 9QH

for sale offers in the region of
£260,000



Property Description

Connells Wolverhampton are delighted to presented to market this bay fronted semi detached family home in the popular area of Fallings Park. Beautifully presented and thoughtfully improved, the property exudes kerb appeal with an attractive white render and canopy porch. Also well located for generous amenities and schools nearby, this home promises to be perfect choice for young families. Viewing is highly recommended to appreciate this family home, call Connells today to book a viewing.

Internally the property comprises entrance porch, entrance hall, lounge with feature bay window and multi fuel burner, stylish fitted kitchen to rear with integrated appliances and downstairs wc. Moving upstairs there are three good size bedrooms and family bathroom with waterfall shower. Externally the property continues to impress with an ample driveway to front with EV charging facilities. The garage space is ideal for storage or conversion subject to relevant permissions, can also be access from the front, meanwhile an enclosed garden to rear offers the ideal space to entertain families and friends.

The Location & Area

Situated close to the main Cannock Road linking to New Cross Hospital, M6 and M54 motorways, Bentley Bridge Retail Park and Wednesfield shopping centre is also nearby.

Entrance Porch

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

Entrance Hall

Double glazed door to front, central heating radiator, stairs to first floor landing.

Lounge

15' 5" into bay x 13' 9" into recess (4.70m into bay x 4.19m into recess)

Double glazed bay window to front, central heating radiator, multi fuel burner., airing cupboard with double glazed window to side,

Kitchen

13' 9" x 8' 11" (4.19m x 2.72m)

Two double glazed windows to rear, a range of wall and base units with work surfaces, integrated electric oven, gas hob, integrated dishwasher, central heating radiator.

Ground Floor Wc

Double glazed window to side, wc.

First Floor Landing

Double glazed window to side, airing cupboard, loft access with drop down ladder, boarded and lighting.

Bedroom One

10' 8" x 10' 7" max (3.25m x 3.23m max)

Double glazed window to front, central heating radiator.

Bedroom Two

12' 3" x 9' 3" (3.73m x 2.82m)

Double glazed window to rear, central heating radiator.

Bedroom Three

9' x 7' 9" (2.74m x 2.36m)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed window to front, wc and wash hand basin vanity unit, bath with mixer taps and waterfall shower, extractor fan, heated towel rail, tiled flooring, tiled walls.

Outside Front

Canopy porch, ample driveway, double electric EV charging point.

Garage

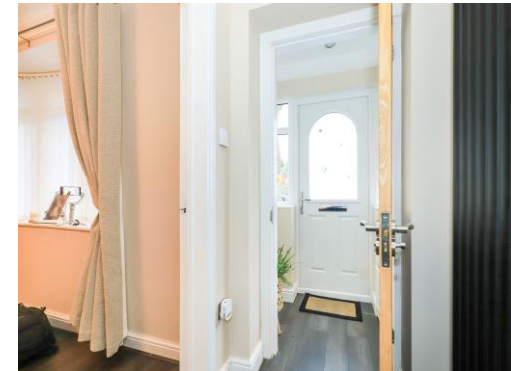
Electric roller door to front, power, lighting, double glazed door to rear to garden.

Outside Rear

Raised patio area, lawn, borders and shrubs, storage shed, outdoor tap, outdoor light, double outdoor electric point.

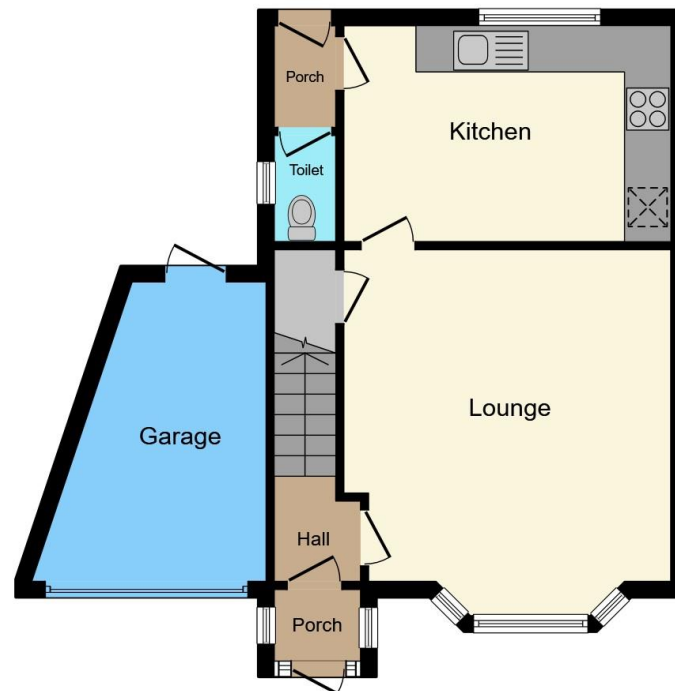
Agents Note

The ground floor benefits from having internal solid oak doors and HIVE system

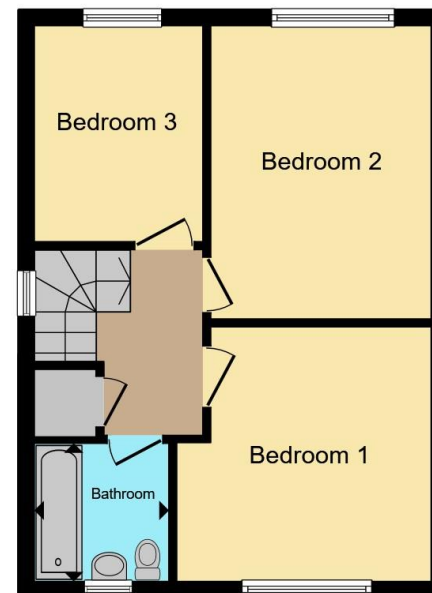








Ground Floor



First Floor

Total floor area 85.6 m² (921 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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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332639



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