



**Connells**

Milton Road  
Fallings Park Wolverhampton



## Property Description

Samuel Thorneycroft from the Award Winning Connells Wolverhampton branch is proud to present this well presented three/four bedroom mid terrace family home situated in a popular residential area near to New Cross hospital and boasts NO ONWARD CHAIN.

Internally the property comprises of an entrance hallway, a dining room which could be used as a potential fourth bedroom, lounge, kitchen and a ground floor bathroom. Heading upstairs, you'll find free generously size bedrooms, while outside your benefit from having a rear garden for the family to enjoy.

Don't miss your chance to view this fantastic home. Call the Connells Wolverhampton branch today to book your viewing.

## The Location & Area

Situated just a stone's throw away from New Cross hospital and Bentley Bridge retail park. Milton Road is also close to popular schooling, doctors, dentist, public house with eateries and has great access to transport links. Further shopping can be found within Wolverhampton City centre. The M54 and M6 motorways are also nearby.

## Approach

Set back from the roadside with access to the main accommodation

## Entrance Hall

Two ceiling light points, storage cupboard and doors leading to the dining room and lounge.

## Dining Room

13' 10" max x 9' 8" max ( 4.22m max x 2.95m max )

Double glazed window to the front, meter cupboard, radiator and ceiling light point.

## Lounge

13' 2" max x 11' 10" max ( 4.01m max x 3.61m max )

Double glazed window to the rear, ceiling light point, radiator and doors to the stairs, entrance hallway and kitchen.

## Kitchen

11' 5" x 7' ( 3.48m x 2.13m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, electric four ring hob, extractor hood, space for small fridge, ceiling light point, storage cupboard extractor fan, wall mounted boiler, double glazed window to the side and doors to the rear garden, ground floor bathroom and lounge.

## Ground Floor Bathroom

Panelled bath with shower over, low flush wc, wash hand basin unit, panelled walls, heated towel rail, extractor fan, ceiling light point and a double glazed window to the side.

## First Floor Landing

One wall light and doors to all bedrooms.

## Bedroom One

13' 2" max x 12' 2" max ( 4.01m max x 3.71m max )

Double glazed window to the front, grate fireplace, radiator and ceiling light point.

## Bedroom Two

12' max x 10' max ( 3.66m max x 3.05m max )

Double glazed window to the rear, storage cupboard with loft access, ceiling light point and radiator.

## Bedroom Three

9' min x 6' 8" max ( 2.74m min x 2.03m max )

Double glazed window to the rear, radiator and ceiling light point

## Outside Rear

Paved patio area with lawn, hedging to side, timber fencing, walling to the rear and right of access gates.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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