



Connells

Gerrard Road
Portobello Willenhall



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch are delighted to bring to the market this well presented three bedroom semi detached family home situated in a popular cul-de-sac location. This property would be suitable for first time buyers, families or investors, call Connells today to book your viewing.

Internally the property comprises of porch leading into an inviting entrance hall, spacious lounge, dining room and well appointed kitchen. Heading upstairs you will find three bedrooms and a stylish bathroom. Outside there is off road parking, front & well maintained rear garden and 23ft garage.

The Location & Area

Set in the Willenhall area with easy access to The Keyway and adjoining Black Country Route and then onto the M6 making this ideal for commuters. Bentley Bridge retail park is only a short drive away, numerous local schools.

Porch

Door to entrance hall, stairs rising to first floor, ceiling light point, central heating radiator, doors to lounge and kitchen.

Lounge

14' 2" max x 12' max (4.32m max x 3.66m max)

Double glazed window to front, central heating radiator, gas fireplace, ceiling light point, door to entrance hall, folding doors to dining room.

Dining Room

10' 7" x 9' 11" (3.23m x 3.02m)

Double glazed sliding doors to rear garden, ceiling light point, central heating radiator, folding doors to lounge, door to kitchen.

Kitchen

10' 4" x 7' 10" (3.15m x 2.39m)

Matching wall and base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, part tiled walls, gas cooker point, pantry cupboard, double glazed window to rear, doors to entrance hall and garage.

Approach

Set back from the roadside behind off road parking and front garden.



First Floor Landing

Loft access, ceiling light point, double glazed window to side, airing cupboard, doors to various rooms.

Bedroom One

12' 3" x 10' 2" into wardrobe (3.73m x 3.10m into wardrobe)

Double glazed window to front, central heating radiator, fitted wardrobes, ceiling light point.

Bedroom Two

10' 9" x 10' 9" (3.28m x 3.28m)

Double glazed window to rear, central heating radiator, ceiling light point.

Bedroom Three

9' 3" max x 8' max (2.82m max x 2.44m max)

Double glazed window to front, ceiling light point, fitted wardrobe, central heating radiator.

Bathroom

Panelled bath with shower over, wash hand basin, low flush wc, tiled walls, heated towel rail, extractor fan, ceiling light point, double glazed window to rear.

Outside Rear

Paved patio, walling to side, flower borders, metal shed, outside tap, timber fencing.

Garage

23' 9" x 7' (7.24m x 2.13m)

Double doors to front, power, lighting wall mounted boiler, double glazed window to rear, doors to rear garden and kitchen.









Ground Floor



First Floor

Total floor area 100.6 m² (1,082 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: Council Tax
Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335051



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: WVH335051 - 0003