



Connells
03802 710 17
FOR SALE

Connells

Bickford Road
Fallings Park Wolverhampton



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is please to bring to market this well presented three bedroom mid-terraced family home situated in a popular area near to New Cross Hospital and boasts no onward chain.

Internally the property comprises of an entrance hall, lounge/ dining room, stylish kitchen, utility area, ground floor bathroom. On the first floor there are three generously sized bedrooms.

Externally to the front there is off road parking whilst the rear benefits from a low maintenance rear garden.

Viewings are highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on Bickford Road which offers fantastic commuting links to the M54 and M6 motorways and the Black Country route. New Cross hospital, Wednesfield and Bentley Bridge retail park are also relatively close by. There is also a selection of local schooling just a stone's throw away.

Approach

Set back front the roadside behind off road parking, access to the main accommodation.

Entrance Hallway

Radiator, stairs to first floor, ceiling light point, door to lounge/ dining room.

Lounge/ Dining Room

21' 3" max x 12' 6" max (6.48m max x 3.81m max)

Double glazed window to front, two radiators, two ceiling light points, two storage cupboards, doors to hallway and kitchen.

Kitchen

9' 7" x 6' 6" (2.92m x 1.98m)

Matching wall and base units with stainless steel sink and drainer with mixer taps, partly tiled walls, integrated oven, electric four ring hob, ceiling spotlights, double glazed window to side, doors to lounge/ dining room, utility and ground floor bathroom.

Utility

9' 6" x 7' 5" (2.90m x 2.26m)

Plumbing for washing machine, ceiling light point, radiator, doors to garden and kitchen

Ground Floor Bathroom

Jacuzzi P shaped bath with shower over, low flush wc, wash hand basin, heated towel rail, ceiling spotlights, partly tiled walls, wall mounted boiler, extractor fan, two double glazed windows to side.

First Floor Landing

Loft access, ceiling light point, doors to various rooms.

Bedroom One

12' 9" max x 9' 10" max (3.89m max x 3.00m max)

Double glazed window to front, radiator, to ceiling light point, storage cupboard.

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

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

Bedroom Three

7' 7" x 7' (2.31m x 2.13m)

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

Outside Rear

Artificial Lawn area, shrubbery, outside tap point, metal shed, gate to right of access passageway.









Total floor area 82.8 m² (892 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: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335274



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: WVH335274 - 0003