



**Connells**

Cannock Road  
Fallings Park Wolverhampton



### Property Description

OFFERING NO UPWARD CHAIN - EXTENDED TO REAR WITH VERANDA/UTILITY ROOM IDEAL FIRST TIME PURCHASE - FALLINGS PARK LOCATION

An extended three bedroom end of terrace property situated on the popular Cannock Road. Viewing is advised. Its a perfect first time purchase or for growing families,

The ground floor offers entrance porch, hallway, two reception rooms, kitchen, veranda/utility & ground floor wc. The first floor offers three bedrooms and family bathroom. Externally offers a front garden, and a generous rear garden.

### The Location & Area

Situated on the main Cannock Road which links Wolverhampton City centre with fantastic access to Wolverhampton University and rear access New Cross hospital. Bentley Bridge retail park and Wednesfield town centre are also just a stone's throw away. Cannock Road also links to the M54 and M6 motorways. There is also a selection of local shopping and bus routes nearby.

### Entrance Porch

Double glazed door to entrance hall.

### Entrance Hall

Door to porch, central heating radiator, understair storage cupboard, stairs to first floor landing.

### Lounge

13' 5" x 12' 7" ( 4.09m x 3.84m )  
Double glazed window to front, gas fire, central heating radiator.

### Dining Room

12' 1" x 8' 7" ( 3.68m x 2.62m )  
Double glazed window to rear, feature fireplace with gas fire, access to kitchen.

### Kitchen

7' 11" x 8' ( 2.41m x 2.44m )  
Fitted kitchen with base units, work surfaces, sink and drainer, gas point, central heating boiler, space and plumbing for appliances.

### Veranda/ Utility Area

Double glazed windows and door to rear garden, space and plumbing for appliances, door to downstairs wc.

### Downstairs Wc

Low flush toilet, door to utility.

## First Floor Landing

Loft access, doors to various rooms.

## Bedroom One

12' x 13' 5" ( 3.66m x 4.09m )

Double glazed window to front, central heating radiator.

## Bedroom Two

11' 2" x 11' 4" ( 3.40m x 3.45m )

Double glazed window to rear, central heating radiator, airing cupboard housing tank.

## Bedroom Three

5' 10" x 6' 7" ( 1.78m x 2.01m )

Double glazed window to front, central heating radiator.

## Shower Room

8' x 7' 11" ( 2.44m x 2.41m )

Double glazed window to rear, central heating radiator, bath, shower cubicle, low flush wc, complementary tiling.

## Outside Front

Lawned area, pathway leading to front.

## Outside Rear

Patio area, lawned area, borders and shrubs, pond, lighting, gated side access to an alleyway.

## Agents Note

Please note the Vendor advises that the property has recently had a roof installed.









Total floor area 97.8 m<sup>2</sup> (1,052 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)



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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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