



**Connells**

Wolmer Road  
Ashmore Park Wednesfield Wolverhampton



Wolmer Road  
Ashmore Park Wednesfield Wolverhampton WV11 2NL

for sale offers in the region of  
**£245,000**



### Property Description

Connells Wolverhampton have the pleasure of bringing to the market this traditional and well laid out three bedroom semi detached property in the popular Ashmore Park area. Internally the property has a good traditional layout and must be viewed in order to fully appreciate. Viewing is highly recommended to appreciate the accommodation on offer.

The property comprises of a good sized entrance hall, lounge, large open plan kitchen diner, three well proportioned bedrooms and a stylish bathroom with jacuzzi bath. Externally there is a gravelled frontage offering ample off road parking, side gated access to a rear garden and a low maintenance rear garden.

### The Location & Area

Situated just a stone's throw from the popular Kitchen Lane which is a wonderful rural setting on the border for Ashmore Park and Essington. There are a fantastic selection of local schools and shopping can be found within Wednesfield and Bentley Bridge retail park. The M54 and M6 motorways are also relatively close by.

### Entrance Hall

Stairs access, two understairs storage cupboards, door to lounge, door to kitchen, double glazed door to front.

### Lounge

Double glazed window to front, inset gas fire, radiator, door to entrance hall, wooden flooring.

### Kitchen Diner

Double glazed doors to rear, double glazed window to rear, range of wall and base units with an integrated oven, hob and extractor, space for a dishwasher, space for a washing machine, inset sink, space for a fridge freezer, open to dining area, space for a dining table.

### First Floor Landing

Doors to various room, stairs to entrance hall.

### Bedroom One

Double glazed window to front, radiator, door to landing.

### Bedroom Two

Double glazed window to rear, radiator, door to landing.

### Bedroom Three

Double glazed window to front, radiator, door to landing.

### Family Bathroom

Two double glazed windows to rear, Jacuzzi bath with a mixer shower over, wash hand basin, box back toilet, door to landing.

### Outside Front

Gravelled frontage, paving to side, side gate

### Outside Rear

Paving, lawned area, gravelled borders, outside tap, gate to side.



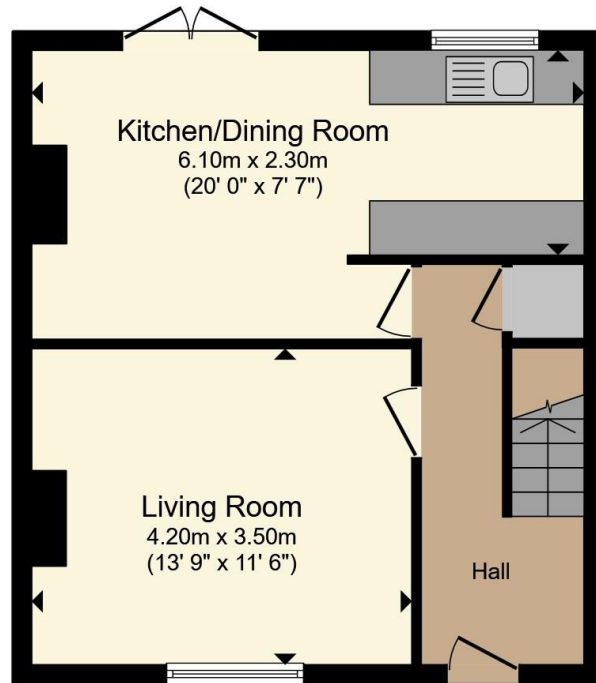




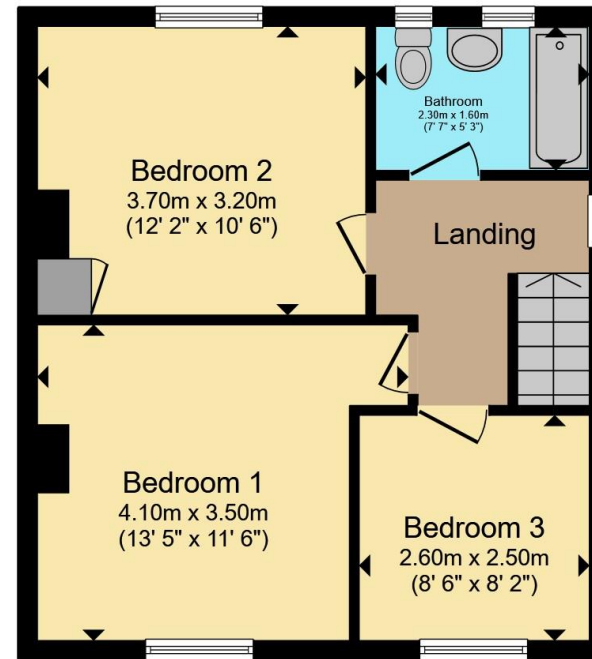








**Ground Floor**



**First Floor**

Total floor area 82.9 m<sup>2</sup> (893 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)

**Connells**

To view this property please contact Connells on

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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334029](http://connells.co.uk/Property/WVH334029)**



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