



Connells

Woden Crescent
Wednesfield Wolverhampton

Woden Crescent Wednesfield Wolverhampton WV11 1PR

for sale offers over
£195,000



Property Description

Here is your chance to purchase a highly deceptive and CHAIN FREE traditional semi detached home situated close to the sought after Amos Lane. The property does require some updating and offers fantastic potential.

Externally this property has dual off road parking to front and side, front, side and rear gardens. Internally there is an entrance hall, lounge, kitchen, conservatory, ground floor family room/Guest Bedroom Three and ground floor guest wc. The first floor has two bedrooms and family bathroom.

The Location & Area

Situated on the popular Woden Crescent which links to Amos Lane with further links to the main Cannock Road. There is a fantastic selection of local shopping, doctors, dentists, public houses, eateries and sought of schools.

Entrance Porch

Double glazed door to front access, double glazed window to front, tiled flooring, door to entrance hall.

Entrance Hall

Door to entrance porch, stairs to first floor landing, doors to various rooms, central heating radiator.

Lounge

11' 7" x 13' 8" into recess (3.53m x 4.17m into recess)

Double glazed bow window to front, central heating radiator, gas fire with surround, door to kitchen, door to hall.

Kitchen

13' 8" x 6' 6" (4.17m x 1.98m)

Double glazed window to rear, double glazed door to conservatory, door to lounge, door to guest wc, a selection of fitted wall and base units, roll top work surfaces, one and a half drainer sink unit, part tiled walls, tiled floor, central heating radiator.

Conservatory

11' 5" x 9' (3.48m x 2.74m)

Double glazed windows and french doors to rear garden, tiled floor, wall heater,

Family Room/ Guest Bedroom 3

20' x 12' (6.10m x 3.66m)

Having various usage options with potential for Guest Bedroom Three. Double glazed window to front and rear, two central heating radiators.

First Floor Landing

Double glazed window to side, doors to various rooms, stairs to ground floor.

Bedroom One

14' x 9' 8" (4.27m x 2.95m)

Double glazed window to front, central heating radiator, built-in wardrobe, airing cupboard, door to first floor landing.

Bedroom Two

10' 6" x 8' 7" (3.20m x 2.62m)

Double glazed window to rear, central heating radiator, loft access, door to first floor landing.

Bathroom

Bath with fitted shower and screen, low flush toilet, pedestal wash basin, heated towel rail, tiled floor, tiled walls.

Outside Front

Having dual off road parking areas, bordering brick built wall, slate area, feature cobbled stones with gate to front access.

Outside Side

Gate to front access, access to rear garden.

Outside Rear

Low maintenance rear garden with panelled fences, access to side area.

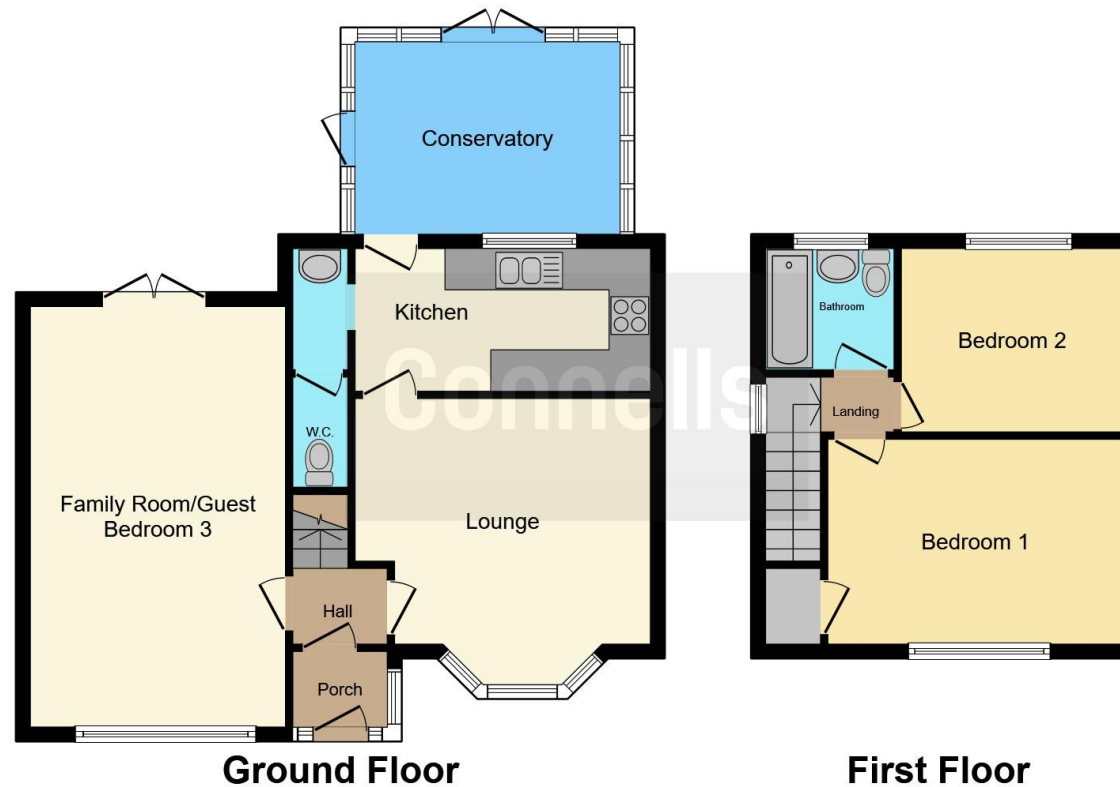
Agents Note

This property off fantastic potential with flexible living accommodation with two/three bedrooms. Potential Bedroom Three situated on the ground floor and has various usage options. The property does require some updating and offers fantastic potential.









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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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