



Connells

Codsall Road
Tettenhall Wolverhampton

Codsall Road Tettenhall Wolverhampton WV6 9ED

for sale offers in the region of
£270,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this fantastic three bedroom semi-detached family home situated in a popular residential area in Tettenhall.

Internally the property comprises of an entrance hallway with access to the ground floor wc, access to lounge, modern kitchen, breakfast area, well appointed conservatory and dining room. On the first floor there are three bedrooms and a stylish bathroom.

Externally there is off road parking and boasts a garage for additional parking or storage options. To the rear is a generously sized rear garden with porcelain paved patio area, lawn and artificial lawned area.

This property has the potential to be extended and a garage conversion subject to necessary planning permissions.

Viewings are highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the ever popular Codsall Road on the borders of Tettenhall and Codsall. There is a fantastic selection of local schools nearby and bus routes linking into Wolverhampton City centre. The i54 commercial is also relatively close by. Shopping can be found within Codsall, Bilbrook, Tettenhall and Wolverhampton City centre.

Approach

Set back from the roadside with off road parking, access to gravelled garden area, access to garage.

Entrance Hallway

Access to the ground floor wc and lounge.

Ground Floor Wc

Low flush wc, wash hand basin unit, extractor fan, double glazed window to side, ceiling light point.

Lounge

14' 7" x 15' 5" (4.45m x 4.70m)

Double glazed window to front, gas fireplace, storage cupboards, stairs to first floor, ceiling light point, two radiators, double glazed window to side, door to hallway and kitchen.

Kitchen

9' 7" x 7' 9" (2.92m x 2.36m)

Matching wall and base units with one and a half stainless steel sink and drainer with mixer tap, plumbing point for washing machine, gas and electric cooker point, extractor hood above, partly tiled walls, ceiling light point, archway to breakfast area, double glazed window to rear.

Breakfast Area

9' 7" x 7' 3" (2.92m x 2.21m)

Fitted base cupboards, vertical radiator, ceiling spotlights, archway to kitchen, sliding door to conservatory.



Conservatory

14' x 10' 8" (4.27m x 3.25m)

Double glazed windows, radiator, french doors, wall light, double glazed sliding door to breakfast area.

First Floor Landing

Double glazed window to side, loft access, ceiling light point, radiator, doors to all bedrooms and bathroom.

Bedroom One

13' 9" max x 8' 10" max (4.19m max x 2.69m max)

Double glazed window to front, ceiling light point, radiator

Bedroom Two

10' 6" x 8' 3" (3.20m x 2.51m)

Double glazed window to rear, ceiling light point, radiator

Bedroom Three

7' 10" x 6' 5" (2.39m x 1.96m)

Double glazed window to rear, ceiling light point, radiator

Bathroom

L-shaped bath with shower over, low flush wc, wash hand basin unit, tiled walls, heated towel rail, ceiling light point, cupboard housing the wall mounted boiler, extractor fan, double glazed window to front.

Garage

17' x 8' 2" (5.18m x 2.49m)

Up and over garage door.

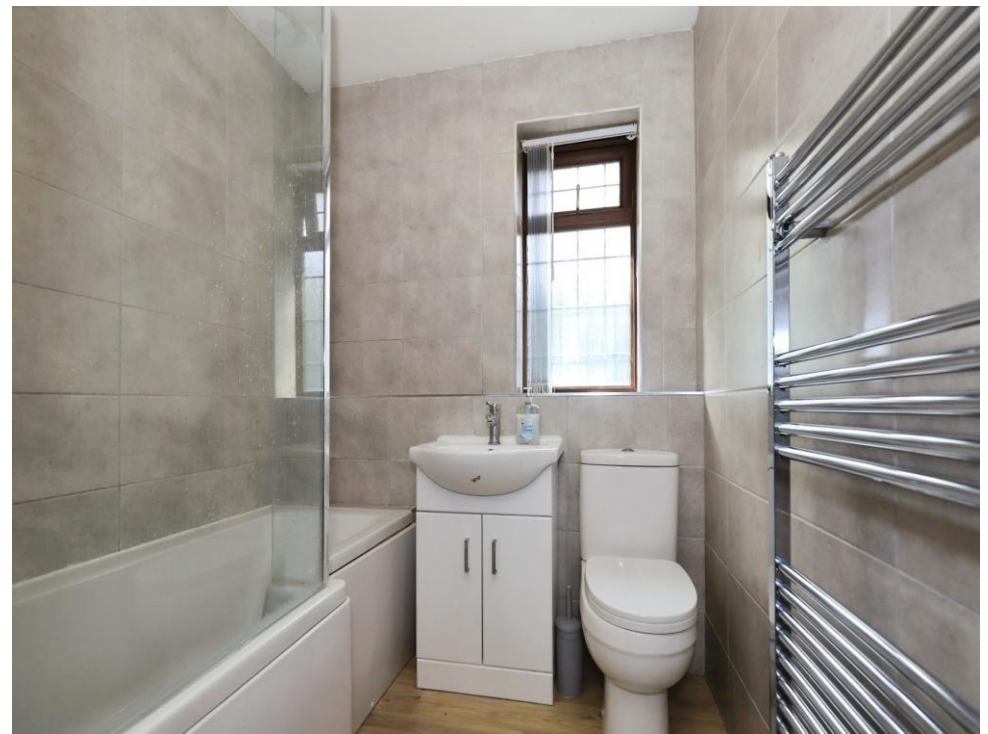
Outside Rear

Porcelain paved patio area additional paved patio area, lawn, greenhouse, shed, gates to shared side passage area, outside socket point, outside tap point, artificial lawned area, sleepers.

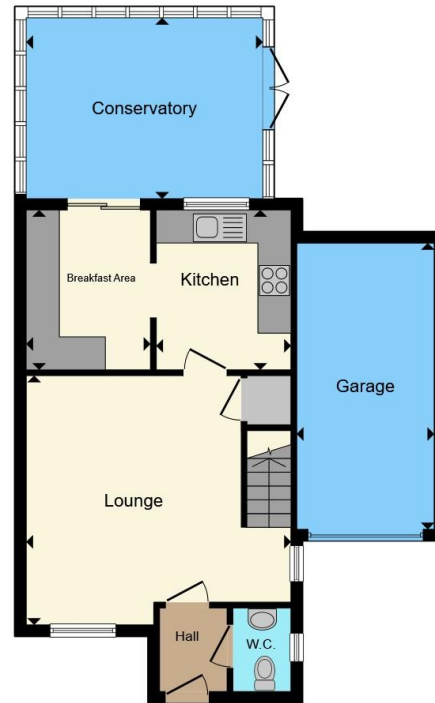
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

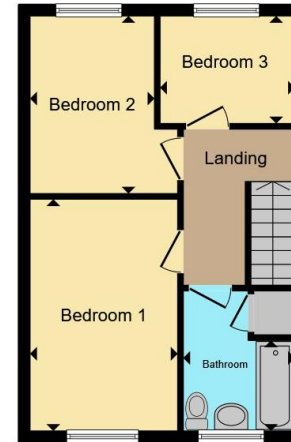








Ground Floor



First Floor

Total floor area 103.3 m² (1,111 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

Connells

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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336690



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