



Connells

Coniston Road
Palmers Cross Wolverhampton

Coniston Road Palmers Cross Wolverhampton WV6 9DU

for sale offers in the region of
£475,000



Property Description

Connells Wolverhampton are thrilled to bring to the market this outstanding and spacious CHAIN FREE four bedroom detached family property in a popular residential location. Benefiting from an abundance of internal and external space, this property must be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, formal dining room, lounge and spacious family lounge, home office/sitting room, extended kitchen and downstairs wc. On the first floor there are four spacious bedrooms, master en-suite shower room and family bathroom. Externally there is large and spacious front driveway providing multiple off road parking spaces and integral garage. To the rear is an incredibly large and spacious rear garden with mature fruit trees.

The Location & Area

Situated in the ever popular Palmers Cross area, there is a selection of local schools just a stone's throw away. Shopping can be found within Wolverhampton City centre, Codsall and Tettenhall village. Bus routes to Wolverhampton City centre are relatively close by.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Double glazed door to porch, original wood flooring, central heating radiator, doors to various rooms.

Formal Dining Room

13' 4" x 11' 5" (4.06m x 3.48m)

Double glazed bay window to front, two double glazed windows to side, central heating radiator, door to entrance hall.

Downstairs Wc

Double glazed window to side, low flush toilet, pedestal sink, door to entrance hall.

Kitchen

18' 6" max x 8' 6" (5.64m max x 2.59m)

Double glazed window to rear, inset sink, inset oven, five ring hob and extractor, a range of stylish wall and base units, work surfaces, pantry storage area, double glazed door to side, door to entrance hall.

Family Lounge

18' 1" x 11' 5" (5.51m x 3.48m)

Double glazed window to rear, gas fire, central heating radiator, door to home office/sitting room, door to entrance hall.

Home Office/ Sitting Room

14' 5" x 8' 9" (4.39m x 2.67m)

Double glazed window to rear, door to garage, door to family lounge.

First Floor Landing

Doors to various rooms.

Bedroom One

14' 3" x 8' 4" (4.34m x 2.54m)

Double glazed window to front, central heating radiator, door to en-suite, door to first floor landing.

En-Suite

Double glazed window to rear, shower cubicle with mixer shower, pedestal sink, low flush toilet, bidet, door to Bedroom One.

Bedroom Two

13' 6" x 11' 5" (4.11m x 3.48m)

Double glazed window to front and side, central heating radiator, door to first floor landing.

Bedroom Three

10' 8" x 10' 7" (3.25m x 3.23m)

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

Bedroom Four

9' 9" x 8' 10" (2.97m x 2.69m)

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

Family Bathroom

Double glazed window to side, panelled bath, pedestal sink, shower cubicle with mixer shower, low flush toilet, central heating radiator, door to first floor landing

Outside Front

Large block paved driveway providing multiple off road parking, side gated access to both sides, lawned area to side.

Outside Rear

Good size enclosed garden, panelled fencing, lawned area, planter beds, mature plants, trees and shrubs.

Garage

18' 1" x 8' 9" (5.51m x 2.67m)

Up and over door to front, door to home office/sitting room.









Ground Floor



First Floor

Total floor area 163.8 m² (1,764 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

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EPC Rating: C Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335038



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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.

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