Connells

Winceby Road
Perton Wolverhampton

Winceby Road
Perton Wolverhampton WV6 7SY

for sale
£425,000

Property Description

Connells Wolverhampton have the delight to bring to market this detached family home set in a cul-de-sac location. Situated the popular area of Perton this property promises to be the ideal family home for many years to come.

Internally the property comprises of a spacious and well thought out living accommodation throughout including entrance hall, downstairs wc, former dining room, fitted kitchen, utility, conservatory, third reception room/ fifth bedroom to ground floor. On the first floor there are four well proportioned bedrooms, two en-suites, family shower room.

Externally the property continues to impress with a driveway and lawned area to front exuding the curb appeal of this home whilst to the rear is an ample enclosed rear garden perfect for relaxing with friends an family.

Viewing is highly recommended to appreciate this stunning home on offer.

Location And Area

Set to the west of Wolverhampton City Centre in the Perton area on a popular residential estate just off Canterbury Drive, only a short distance away from numerous local schools. Also this property is ideally located for local supermarket, library and numerous eateries.

Entrance Hall

Double glazed door to front, stairs to first floor landing

Lounge

16' 3" x 12' 7" (4.95m x 3.84m)

Double glazed bay window to front, two radiators.

Dining Room

10' 11" x 8' 1" (3.33m x 2.46m)

Radiator, double glazed sliding doors to rear giving access to the conservatory.

Conservatory

13' 2" x 9' 11" (4.01m x 3.02m)

UPVC Double glazing with double glazed patio doors to side giving access to the garden.

Kitchen

10' 11" x 7' 7" (3.33m x 2.31m)

Double glazed window to rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, double electric integrated oven, electric hob, integrated dishwasher.

Utility

7' 9" x 6' 4" (2.36m x 1.93m)

Double glazed window to rear, wall units, worksurfaces, stainless steel sink drainer, plumbing for appliances, internal access to wc, double glazed door to rear with access to garden.

Downstairs Wc

Double glazed window to side, wc, wash hand basin.

Reception Room 3/ Bedroom 5

16' 5" x 7' 10" (5.00m x 2.39m)

Double glazed window to front, radiator.

First Floor Landing

Loft access which vendor advises is boarded, access to various rooms.

Bedroom One

16' 2" x 9' 5" (4.93m x 2.87m)

Two double glazed windows to front, radiator, storage cupboard, en-suite.

En-Suite

Double glazed window to front and side, facilities and plumbing in situ providing an opportunity to turn it into a functioning en-suite.

Bedroom Two

12' x 8' 6" (3.66m x 2.59m)

Double glazed window to rear, radiator, en-suite.

En-Suite

Wc, wash hand basin, walk in shower.

Bedroom Three

9' 2" x 9' (2.79m x 2.74m)

Double glazed window to rear, radiator.

Bedroom Four

9' x 6' 8" (2.74m x 2.03m)

Double glazed window to rear, radiator.

Shower Room

Double glazed window to side, wc, wash hand basin, walk in shower.

Outside Front

Driveway and lawned area.

Outside Rear

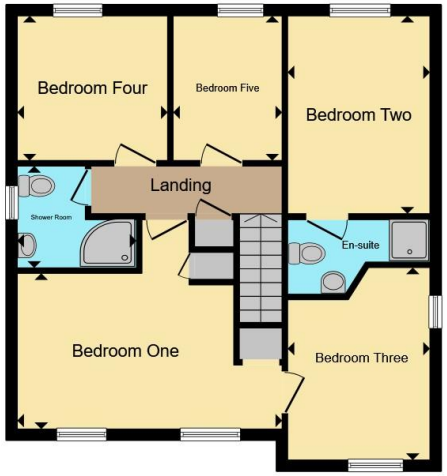
Patio, lawn, variety of borders and shrubs, two storage sheds, gated side access.

Agents Note

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

Debbie's Garden

Ground Floor



First Floor

Total floor area 134.3 m² (1,446 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

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EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

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