



**Connells**

Gerrard Road  
Portobello Willenhall



### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch are delighted to bring to the market this well presented three bedroom semi detached family home situated in a popular cul-de-sac location. This property would be suitable for first time buyers, families or investors, call Connells today to book your viewing.

Internally the property comprises of porch leading into an inviting entrance hall, spacious lounge, dining room and well appointed kitchen. Heading upstairs you will find three bedrooms and a stylish bathroom. Outside there is off road parking, front & well maintained rear garden and 23ft garage.

### The Location & Area

Set in the Willenhall area with easy access to The Keyway and adjoining Black Country Route and then onto the M6 making this ideal for commuters. Bentley Bridge retail park is only a short drive away, numerous local schools.

### Approach

Set back from the roadside behind off road parking and front garden.

### Porch

Door to entrance hall, stairs rising to first floor, ceiling light point, central heating radiator, doors to lounge and kitchen.

### Lounge

14' 2" max x 12' max ( 4.32m max x 3.66m max )

Double glazed window to front, central heating radiator, gas fireplace, ceiling light point, door to entrance hall, folding doors to dining room.

### Dining Room

10' 7" x 9' 11" ( 3.23m x 3.02m )

Double glazed sliding doors to rear garden, ceiling light point, central heating radiator, folding doors to lounge, door to kitchen.

### Kitchen

10' 4" x 7' 10" ( 3.15m x 2.39m )

Matching wall and base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, part tiled walls, gas cooker point, pantry cupboard, double glazed window to rear, doors to entrance hall and garage.



### First Floor Landing

Loft access, ceiling light point, double glazed window to side, airing cupboard, doors to various rooms.

### Bedroom One

12' 3" x 10' 2" into wardrobe ( 3.73m x 3.10m into wardrobe )

Double glazed window to front, central heating radiator, fitted wardrobes, ceiling light point.

### Bedroom Two

10' 9" x 10' 9" ( 3.28m x 3.28m )

Double glazed window to rear, central heating radiator, ceiling light point.

### Bedroom Three

9' 3" max x 8' max ( 2.82m max x 2.44m max )

Double glazed window to front, ceiling light point, fitted wardrobe, central heating radiator.

### Bathroom

Panelled bath with shower over, wash hand basin, low flush wc, tiled walls, heated towel rail, extractor fan, ceiling light point, double glazed window to rear.

### Outside Rear

Paved patio, walling to side, flower borders, metal shed, outside tap, timber fencing.

### Garage

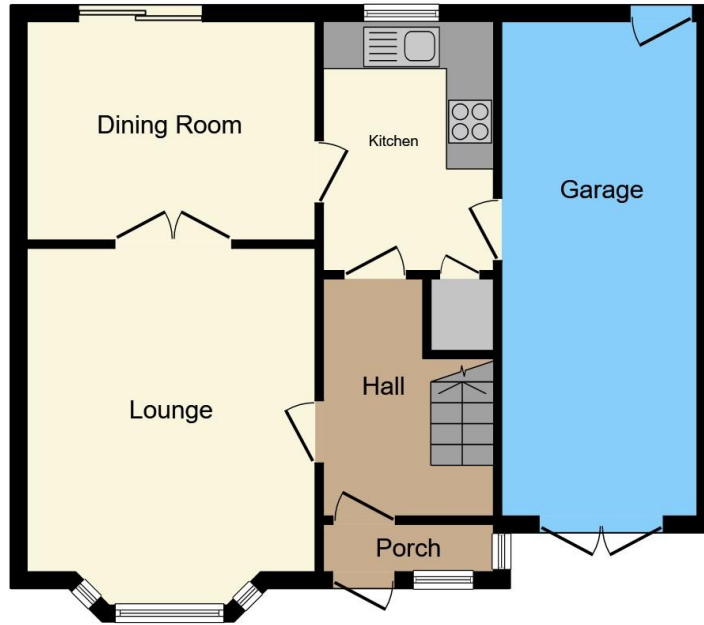
23' 9" x 7' ( 7.24m x 2.13m )

Double doors to front, power, lighting wall mounted boiler, double glazed window to rear, doors to rear garden and kitchen.









**Ground Floor**



**First Floor**

Total floor area 100.6 m<sup>2</sup> (1,082 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)



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

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Property Ref: WVH335051 - 0004