



**Connells**

Newbolds Road  
Wednesfield Wolverhampton



### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this extended spacious three bedroom semi detached family home situated in a popular area and boasts planning permission for a double storey extension to side and single storey to the rear. Viewing is highly recommended to appreciate the accommodation on offer, call Connells today to book a viewing.

Internally the property comprises of porch leading to an inviting entrance hallway where you will find a through lounge room and a well appointed kitchen. To the rear is a spacious conservatory overlooking the landscaped rear garden. There is also a converted garage to add a ground floor modern stylish shower room. Heading upstairs you will find three bedrooms and family bathroom. Outside to front is a concrete print driveway for ample vehicles and to the rear a landscaped rear garden.

### The Location & Area

Situated on the popular Newbolds Road with links to Deyncourt road and further links to the main Cannock Road. The M54 and M6 motorways, popular shopping including Bentley Bridge Retail Park and New Cross Hospital are conveniently located nearby.

### Approach

Set back from the roadside behind a concrete print driveway for ample vehicles.

### Porch

Door to entrance hall.

### Entrance Hall

Door to porch, door to ground floor shower room, through lounge diner and kitchen.

### Through Lounge Diner

25' 11" max x 11' 10" max ( 7.90m max x 3.61m max )

Double glazed sliding door to rear conservatory, gas fireplace, two ceiling light points, two central heating radiator, double glazed window to front.

### Kitchen

13' 5" x 9' 10" ( 4.09m x 3.00m )

Matching wall and base units with one and half stainless steel sink and drainer with mixer taps, breakfast bar, integrated oven, four ring gas hob, extractor hood, door to conservatory, ceiling light point, central heating radiator, door to entrance hall, double glazed window to rear.

### Conservatory

16' 5" x 15' 5" ( 5.00m x 4.70m )

Double glazed windows, central heating radiator, fan ceiling light point, doors to rear garden and kitchen.

### Ground Floor Shower Room

Walk-in shower cubicle, vanity wash hand basin, wc, heated towel rail, tiled walls, extractor fan.

### First Floor Landing

Double glazed window to side, ceiling light point, loft access, doors to various rooms.

### Bedroom One

11' 6" x 10' 10" ( 3.51m x 3.30m )

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

### Bedroom Two

12' 6" x 10' 5" ( 3.81m x 3.17m )

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

### Bedroom Three

8' 2" x 7' 3" ( 2.49m x 2.21m )

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

### Bathroom

Panelled bath with vanity wash hand basin and wc, part tiled walls, double glazed window to rear.

### Outside Rear

Concrete patio area, artificial lawn, timber fencing, gravelled borders.









Total floor area 125.0 m<sup>2</sup> (1,346 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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH314191](http://connells.co.uk/Property/WVH314191)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH314191 - 0004