



Connells

Cannock Road
Featherstone Wolverhampton

Cannock Road Featherstone Wolverhampton WV10 7AD

for sale offers over
£280,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom detached family property in a popular residential location. Just a short distance away from popular commuter links, this property should be viewed in order to fully appreciate. Call Connells today to book a viewing.

The property comprises of an entrance hall, stylish family lounge with feature wood burner, 16ft kitchen diner and adjoining conservatory. On the first floor there are three bedrooms and a spacious family bathroom. Externally there is detached outbuilding currently used as home gym and suitable for a variety of uses, subject to necessary permissions. There is a large block paved driveway proving off road parking, side gated access to a carport. To rear garden is a good sized enclosed garden

The Location & Area

Situated in a convenient location, Cannock Road offers easy access to the M54 and M6 motorways, as well as proximity to the i54 business park, Wolverhampton city centre, and Cannock where you can find the McArthurGlen shopping outlet. Whether you're commuting or exploring the surrounding areas, this property provides both comfort and accessibility for a modern family lifestyle.

Entrance Hall

Double glazed door and window to front, central heating radiator, stairs to first floor landing, understair storage cupboard, doors to various rooms.

Lounge

13' 3" max x 12' 9" max (4.04m max x 3.89m max)

Double glazed window to front, feature log burner, central heating radiator, two wall lights, door to entrance hall.

Kitchen Diner

16' x 11' 2" (4.88m x 3.40m)

Double glazed window to rear, a range of wall and base units, stainless steel sink and drainer, inset oven, gas hob and extractor, plumbing for washing machine, tiled floor, open to conservatory, door to side, door to lounge.

Conservatory

9' 3" x 9' 3" (2.82m x 2.82m)

Double glazed windows, French doors to garden.

First Floor Landing

Double glazed door to side, doors to various rooms.

Bedroom One

11' 2" x 7' 6" (3.40m x 2.29m)

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

Bedroom Two

13' 4" x 9' 2" (4.06m x 2.79m)

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

Bedroom Three

9' 8" x 6' 6" (2.95m x 1.98m)

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

Family Bathroom

Two double glazed windows to rear, L shaped panelled with shower and screen, pedestal sink, low flush toilet, tiled floor, part tiled walls, door to first floor landing.

Outbuilding/ Home Gym

18' 3" x 8' 10" (5.56m x 2.69m)

Double glazed doors and windows, light, power.

Outside Front

Large block paved driveway providing off road parking, side gated access leading to the carport.

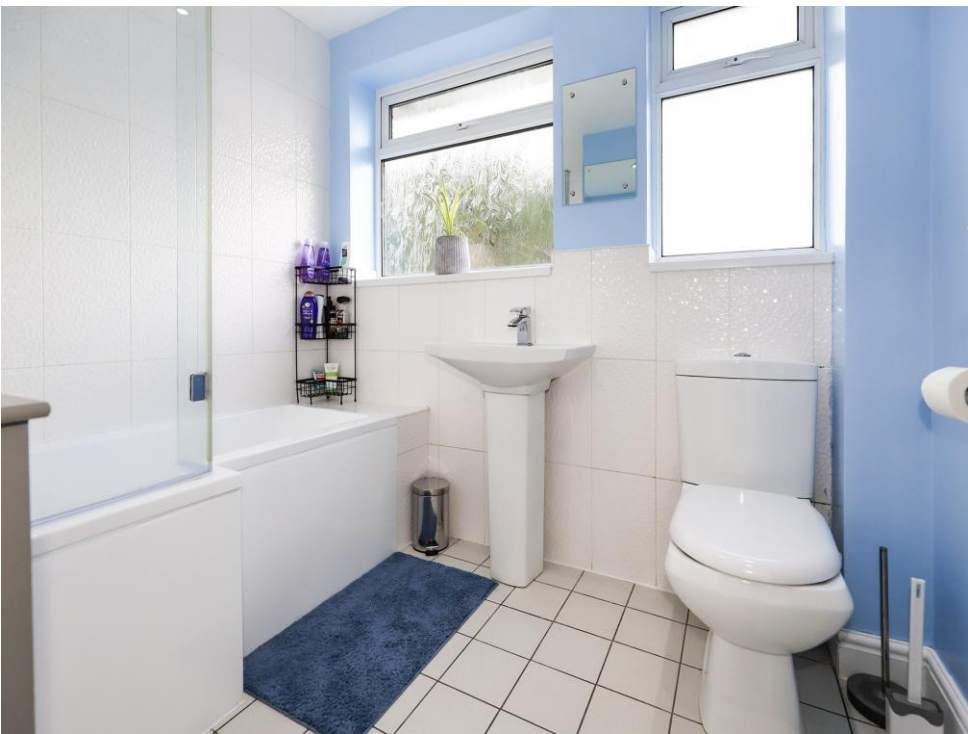
Outside Rear

A good size garden, lawned area, raised block paved patio, panelled fences.

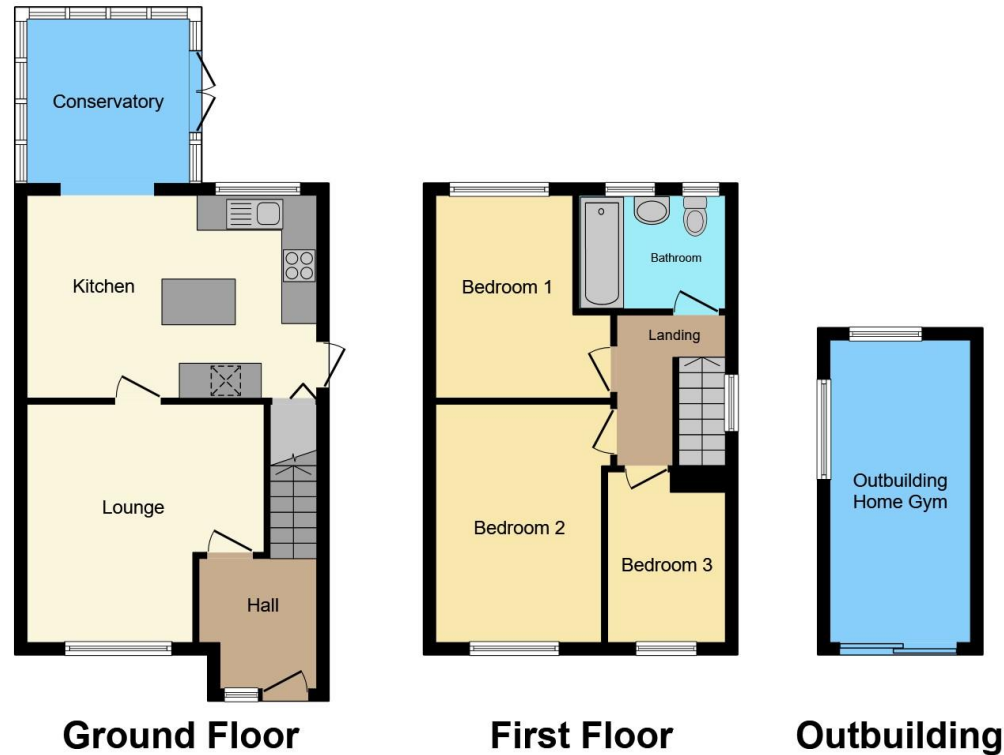
Agents Note

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.









Total floor area 98.3 m² (1,058 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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335641



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335641 - 0004