



Connells

Marsh Lane
Fordhouses Wolverhampton



Property Description

Samuel Thorneywork of the Award Winning Connells Wolverhampton branch is delighted to bring to the market this well presented and deceptively spacious three bedroom semi detached family home situated in a popular residential road in Fordhouses, suitable for first time buyers, families and investors. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

The property comprises of porch leading to an inviting entrance hallway, through lounge diner and well appointed kitchen. The ground floor is completed by having a sizable conservatory overlooking the rear garden. Heading upstairs you will find three bedrooms and family bathroom. Outside to the front is ample off road parking and a sizable rear garden with a brick built outbuilding with garage and workshop to the rear.

The Location & Area

Situated in Fordhouses, this property benefits from its proximity to good schools such as Ormiston NEW academy and Rakegate Primary School. Also local is the M54 and M6 motorway links, making it ideal for commuters. The nearby i54 business park provides opportunities for employment, while Wolverhampton City Centre is just a short commute away, offering a range of amenities, shopping, and entertainment options.

Approach

Set back from the roadside behind shared driveway access and front garden.

Porch

Door to entrance hall.

Entrance Hall

Door to porch, central heating radiator, storage cupboard with window to side, stairs rising to first floor, doors to lounge diner and kitchen.

Dining Room

11' 9" max x 10' 8" max (3.58m max x 3.25m max)

Double glazed window to front, open fireplace, original floorboards, ceiling lighting point, central heating radiator, archway to lounge.

Lounge

12' 4" x 10' 8" (3.76m x 3.25m)

Double glazed sliding door to conservatory, log burner, ceiling light point with fan, central heating radiator, original floorboards, archway to dining room.

Kitchen

12' 3" x 5' 9" (3.73m x 1.75m)

Matching wall and base units, stainless steel sink and drainer with mixer taps, gas cooker point with extractor hood above, ceiling light point, central heating radiator, double glazed window to side, doors to entrance hall and conservatory.

Conservatory

Patio door to rear garden, electric storage heater, ceiling light point with fan, door to kitchen, double glazed sliding door to lounge, french doors to rear garden.

First Floor Landing

Double glazed to side, loft access, wall light, doors to various rooms.

Bedroom One

11' 9" max x 10' 8" max (3.58m max x 3.25m max)

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

Bedroom Two

12' 5" max x 10' 5" max (3.78m max x 3.17m max)

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

Bedroom Three

10' 11" x 6' 4" (3.33m x 1.93m)

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

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, tiled walls, ceiling light point, heated towel rail, double glazed window to front, cupboard housing water tank.

Outside Rear

Concrete print patio area, side gate, outside tap point, lawn, central path, timber shed, pergola, access to outbuilding/garage.

Garage / Outbuilding

23' 4" x 11' 3" (7.11m x 3.43m)

Double doors to front, lighting, power supply, double glazed windows to side, access to rear workshop.

Workshop

11' 4" x 7' 9" (3.45m x 2.36m)

Double glazed window to rear.









Total floor area 119.6 m² (1,288 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: D Council Tax Band: B

Tenure: Freehold

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