

Connells

Bee Lane
Fordhouses Wolverhampton

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Fordhouses Wolverhampton WV10 6LE

for sale offers over
£260,000







Property Description

Samuel Thorneywork from the Award Connells Wolverhampton branch is delighted to bring to the market this extended and recently renovated three bedroom semi detached family home situated in a popular residential location in Fordhouses near to the popular M54/M6 motorway links. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

Internally the property comprises of a porch leading into an inviting entrance hallway, extended through lounge dining room and extended kitchen. Heading upstairs you will find three generous size bedrooms and a modern style family bathroom. Outside to the front is off road parking with a set back garage for additional parking or storage options. To the rear also benefits from a well presented garden.

The Location & Area

Conveniently located for the main A449 Stafford Road which offers fantastic commuting links to the M54 and M6 motorways the i54 commercial development is also relatively close by and there is a wonderful selection of local shopping and schools within the area of Fordhouses.

Approach

Set back from the roadside behind a gravelled driveway with access to a set back garage.

Porch

Door to entrance hall.

Entrance Hall

Door to porch, stairs rising to first floor, central heating radiator, ceiling point, storage cupboard with double glazed window to side. doors to through lounge dining room and kitchen.

Through Lounge Dining Room

32' 9" max x 11' max (9.98m max x 3.35m max)

Double glazed bay window to front, two central heating radiator, three ceiling light points, doors to kitchen and hallway, French doors to rear garden.

Kitchen

16' 5" x 5' 9" (5.00m x 1.75m)

Base units, one and half sink and drainer with mixer tap, space for cooker, two ceiling points, wall mounted boiler, central heating radiator, double glazed window to side, doors to entrance hall, door to lounge through dining room and door to rear garden.

First Floor Landing

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

Bedroom One

11' 3" max x 11' 1" max (3.43m max x 3.38m max)

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

Bedroom Two

11' 3" x 9' 6" (3.43m x 2.90m)

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

Bedroom Three

8' 5" x 7' 6" (2.57m x 2.29m)

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

Bathroom

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

Outside Rear

Paved patio area, side paved path, lawn, side gate, flower border, door to garage.

Garage

23' 6" x 8' 4" (7.16m x 2.54m)

Up and over door, ceiling light point, double glazed window to rear, power supply, door to rear garden.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details. 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.



















Ground Floor **First Floor** **Garage**

Total floor area 104.7 m² (1,127 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/WVH336122

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.