



**Connells**  
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**FOR SALE**

**Connells**

Cannock Road  
Westcroft Wolverhampton



### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch are proud to present to the market Cannock Road, a traditional and extended three / four bedroom semi detached family home in the sought after Westcroft area.

As you enter this beautifully presented home, you are greeted by an entrance hallway that leads you into a spacious lounge and an extended kitchen. The kitchen boasts a dining area and an adjoining room which could be used as an additional reception room or a ground floor fourth bedroom. Upstairs, you will find three well-proportioned bedrooms and a family bathroom.

Outside, the property is complemented by a sizeable gravelled driveway for ample off road parking. To the rear, a generous garden awaits, offering ample space for outdoor activities, gardening or simply enjoying the fresh air.

Viewings are highly recommended and would be suitable for all buyers. Call the Connells Wolverhampton branch today to book your viewing.

### Location And Area

Situated in the ever popular and sought after area of Westcroft which offers fantastic commuting access to the M54 and M6 motorways. The i54 commercial development, Wednesfield and Bentley Bridge retail park along with New Cross hospital are also nearby. Sought after schools can be found nearby and further schools within Essington and Cheslyn Hay.

### Approach

Set back from the roadside behind a gravelled driveway with access to the main accommodation.

### Entrance Hallway

Ceiling light point, radiator, storage cupboard, double glazed window to side, doors to various rooms.

### Lounge

11' 10" max x 19' 8" max ( 3.61m max x 5.99m max )

Double glazed window to front, two ceiling light points, coving to ceiling, two radiators, door to hallway.

### Kitchen/ Diner

18' 8" x 9' 6" ( 5.69m x 2.90m )

Double glazed window to rear, matching wall and base units with composite sink, spray mixer tap, integrated fan oven, induction hob with extractor hood above partly tiled walls, plumbing point for washing machine, two ceiling light points, radiator, doors to hallway.

### Versatile Room/ Bedroom Four

13' 5" x 10' 5" ( 4.09m x 3.17m )

Double glazed window to rear, radiator, ceiling light point, built in cupboard area with previous plumbing for a ground floor wc.



## First Floor Landing

Double glazed window to side, loft access, ceiling light point, doors to all bedrooms and bathroom.

## Bedroom One

10' 8" x 9' 9" ( 3.25m x 2.97m )

Double glazed window to rear, ceiling spotlights, radiator, fitted wardrobes.

## Bedroom Two

9' 9" x 9' to wardrobe ( 2.97m x 2.74m to wardrobe )

Double glazed window to rear, ceiling spotlights, radiator, fitted wardrobes.

## Bedroom Three

9' 3" x 7' 7" ( 2.82m x 2.31m )

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

## Family Bathroom

Panelled bath with shower over, wash hand basin, low flush wc, partly tiled walls, ceiling spotlights and double glazed window to front.

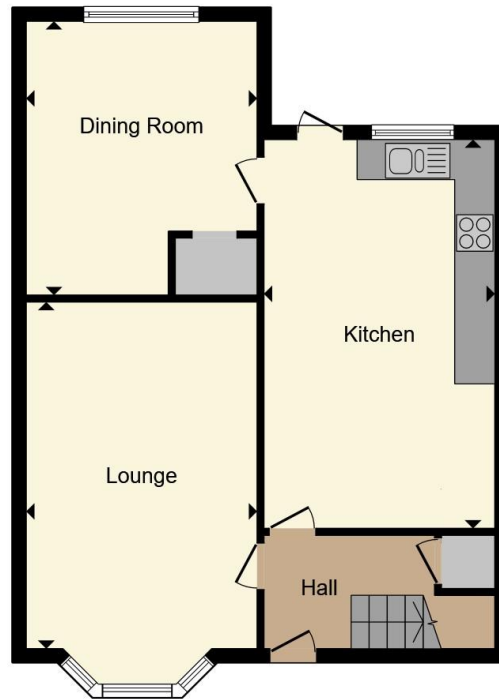
## Outside Rear

Large patio area with lawn, outside tap, side gate, hedging to side, timber fencing access to storage area.

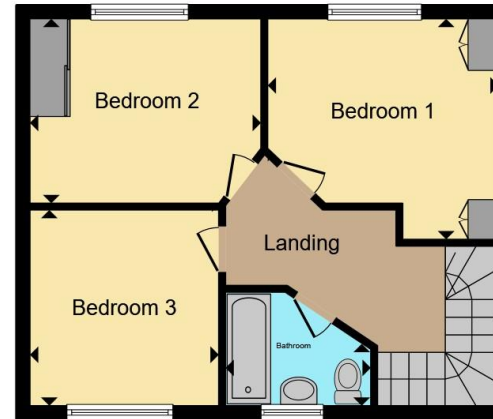








**Ground Floor**



**First Floor**

Total floor area 100.9 m<sup>2</sup> (1,086 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: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332376](http://connells.co.uk/Property/WVH332376)**



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