



**Connells**

Kingsway Road  
Fallings Park Wolverhampton



### Property Description

Connells Wolverhampton bring to market this refurbished three bedroom semi detached property in Fallings Park.

Ground floor greets you from a stained glass entrance hallway with stairs to landing. From there, there is access to lounge, ground floor wc & extended kitchen diner. There is access to garden & double tandem garage. Upstairs offers three bedrooms, refurbished bathroom & loft access. Outside to the rear is a generous rear garden with detached outbuilding that has multi purpose either for office or storage. To the front is a block paved driveway for multi vehicles.

### Entrance Porch

### Entrance Hall

### Ground Floor Wc

### Lounge

### Kitchen Diner



First Floor Landing

Outside Front

Bedroom One

Outside Rear

Bedroom Two

Detached Outbuilding

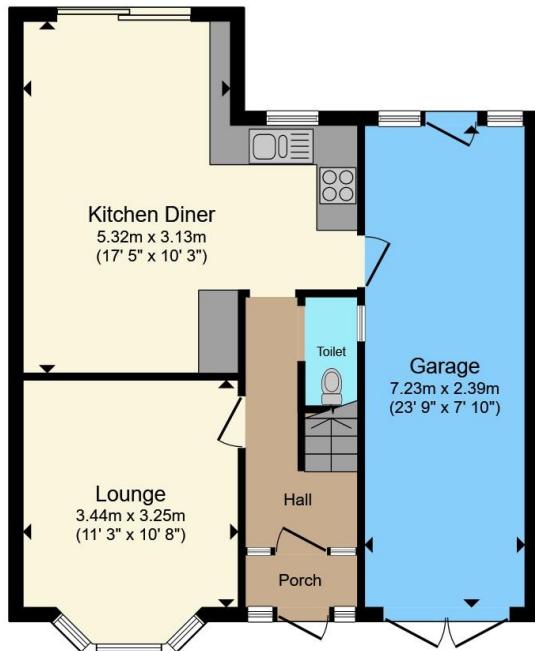
Bedroom Three

Family Bathroom

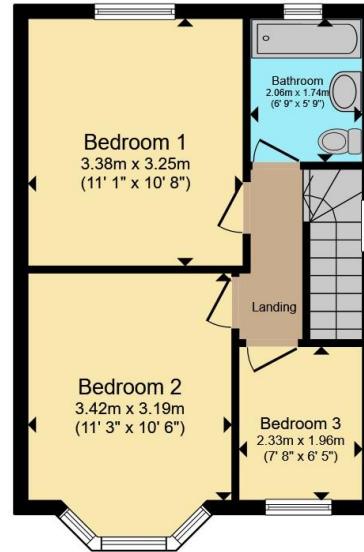




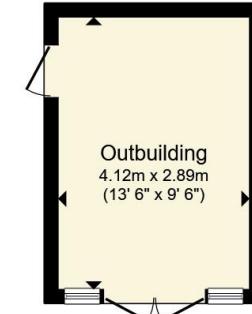




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 110.6 m<sup>2</sup> (1,191 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)

**Connells**

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:  
Awaited

Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334355](http://connells.co.uk/Property/WVH334355)**



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: WVH334355 - 0002