



**Connells**

Grasmere Road  
Willenhall



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive two bedroom end terrace property in a popular cul-de-sac location. Benefitting from being in show home condition, this property should be viewed in order to fully appreciate.

The property comprises entrance hall, modern fitted kitchen with integrated appliances, generous lounge with french doors overlooking the rear garden and a downstairs wc. On the first floor there are two well proportioned bedrooms and bathroom. Externally there are landscaped front and rear gardens and off road parking.

### The Location & Area

Situated close to the popular Pool Hayes Lane conveniently located for the sought after Broad Lane South. There is a selection of local shopping at Stubby Lane, Pool Hayes and the ever popular Bentley Bridge retail park. Pool Hayes school along with other popular schools in close proximity.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator, door to lounge, open to kitchen.

### Kitchen

9' 10" x 6' 1" ( 3.00m x 1.85m )

Double glazed window to front, a range of wall and base units, inset oven, hob and extractor, integrated fridge freezer, plumbing for washing machine, open to entrance hall.

### Downstairs Wc

Double glazed window to front, low flush toilet, pedestal sink, door to entrance hall.

### Lounge

12' 3" x 13' ( 3.73m x 3.96m )

French doors to rear garden, central heating radiator, door to entrance hall.



### First Floor Landing

Doors to various rooms.

### Bedroom One

8' 8" x 9' 6" plus recess ( 2.64m x 2.90m plus recess )

Two double glazed windows to front, central heating radiator, storage cupboard, door to first floor landing.

### Bedroom Two

7' x 13' ( 2.13m x 3.96m )

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

### Bathroom

Panelled bath with electric shower, pedestal sink, low flush toilet, door to first floor landing.

### Outside Front

Delightful landscaped garden, off road parking area, paved pathway.

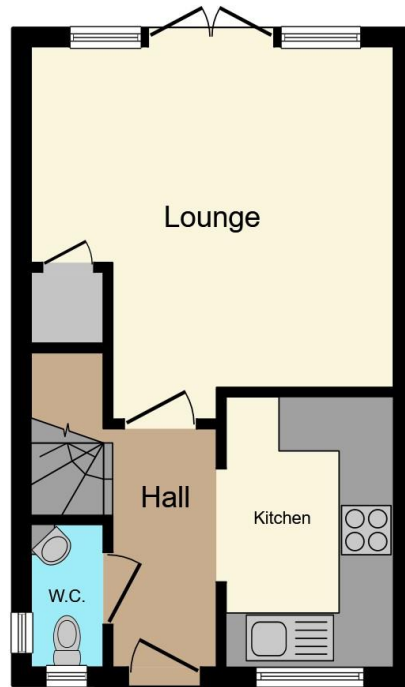
### Outside Rear

Enclosed rear garden with feature entertainment style porcelain patio, raised lawned area, mature plants, trees and shrubs.

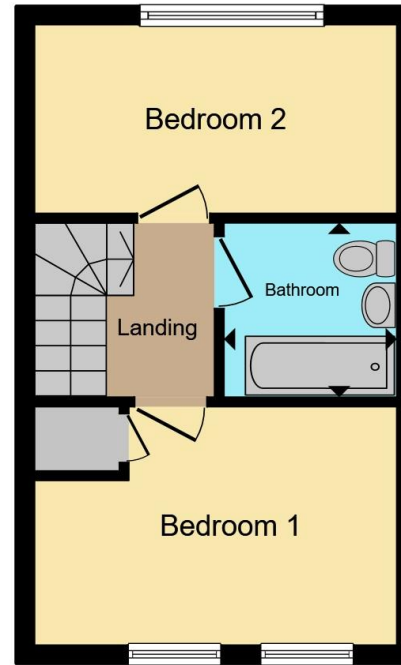








**Ground Floor**



**First Floor**

Total floor area 54.9 m<sup>2</sup> (591 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

**[check out more properties at connells.co.uk](http://connells.co.uk)**



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: WVH335204 - 0002