



Connells

Wood Hayes Road
Willenhall Wolverhampton

Wood Hayes Road Willenhall Wolverhampton WV11 1AD

for sale offers in the region of
£335,000



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this delightful semi rural three bedroom family home. Benefiting from being in immaculate condition, this property must be viewed in order to fully understand and appreciate the generous amount of living accommodation on offer as well as the spectacular external space. Additionally from the master bedroom there are delightful countryside views, call Connells today to book your viewing.

Internally the property comprises of a large stylish entrance hall, generous entertainment kitchen diner and family lounge. The property also benefits from a utility room, downstairs wc and multi use room to side. On the first floor there are a selection three bedrooms (all with fitted wardrobes) and a family shower room. Externally there is a large driveway for multiple vehicles and to the rear is an incredibly large and spacious landscaped garden with double patio and feature oak gazebo making this an ideal family property.

The Location & Area

Situated in a semi rural location where there is a fantastic selection of local shops nearby and access the M54 and M6 motorway via the main Cannock Road. There is a selection of doctors, dentists and public houses with eateries within Wednesfield along with the Bentley Bridge retail park.

Entrance Hall

Double glazed door to front, central heating radiator, stairs to first floor landing, door to entertainment kitchen diner.

Lounge

11' 3" x 11' 11" (3.43m x 3.63m)

Double glazed window to front, central heating radiator, fitted blinds, open to entertainment kitchen diner.

Entertainment Kitchen Diner

8' 9" x 20' 4" (2.67m x 6.20m)

Double glazed window to front, french doors to rear, a range of stylish wall and base units with inset sink, space for various appliances, open to dining area which has feature overhead lighting, space for dining table and chairs, central heating radiator, open to lounge.

Utility Room

8' 4" x 7' 9" max (2.54m x 2.36m max)

Double glazed window to rear, a range of wall and base units, plumbing for washing machine, door to multi use room.

Multi Use Room

Door to front, door to utility area.



Downstairs Wc

Low flush toilet, wash hand basin, door to utility room.

First Floor Landing

Doors to various rooms.

Bedroom One

13' 2" x 8' 10" plus wardrobe recess (4.01m x 2.69m plus wardrobe recess)

Double glazed window to front with fitted blinds and countryside views, fitted wardrobes, central heating radiator, door to first floor landing.

Bedroom Two

8' 8" x 10' 11" (2.64m x 3.33m)

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

Bedroom Three

10' max x 7' 4" plus wardrobe recess (3.05m max x 2.24m plus wardrobe recess)

Double glazed window to front with fitted blinds, fitted wardrobe, central heating radiator, door to first floor landing.

Family Bathroom

Two double glazed window to rear, vanity sink, low flush toilet, shower cubicle with mixer shower, door to first floor landing.

Outside Front

Large concrete print driveway providing parking for multiple vehicles with garden area to side.

Outside Rear

Large lawned garden, sleeper planter beds to either side, large feature sandstone patio area to top and bottom of the garden, timber shed, feature entertainment gazebo.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336821



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