



Connells

Stretton Road
Willenhall

Stretton Road
Willenhall WV12 5EJ

for sale offers in the region of
£270,000



Property Description

Connells Wolverhampton have the delight to bring to the market an immaculately presented three bedroom semi-detached family property with added benefit of extended multi-use room/ potential ground floor bedroom four.

Internally the property comprises of a large entrance hall with feature oak handrail, spacious family lounge with wood burner and wooden flooring. Large of 19ft wide entertainment kitchen diner, downstairs wc, utility, inner entrance hall, office/ multi-use room, three well proportioned bedrooms and a stylish family shower room.

Externally there is a large concrete print driveway with gated access to front and a good sized enclosed rear garden with a covered seating area, detached timber outbuilding, landscaped low maintenance garden area with planter beds.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated in the New Invention area of Willenhall ideally located for the M6 and M54 motorways. There is a selection of local shopping nearby along with further shopping in Bloxwich, Willenhall and Wednesfield along with Bentley Bridge retail park. There are bus routes to Bloxwich and Wolverhampton close by.

Entrance Hall

Double glazed door to front, stairs access, radiator, double glazed window to side, door to family lounge.

Lounge

12' 11" x 12' 11" (3.94m x 3.94m)

Double glazed window to front with wooden flooring, feature wood burner, oak door to kitchen diner.

Kitchen Diner

10' 4" x 19' 8" max (3.15m x 5.99m max)

Range of stylish wall and base units with roll top worksurfaces, range cooker with extractor over, inset sink, breakfast bar area, plumbing for a washing machine, pantry cupboard, door to inner entrance hall, door to downstairs multi-use room, space for dining table, radiator, feature tiled floor.

Ground Floor Mutli-Use Room

10' 1" x 8' 1" (3.07m x 2.46m)

Double glazed window to side, door to kitchen diner.

Inner Entrance Hall

12' 8" x 6' 11" (3.86m x 2.11m)

Storage area, double glazed door to front, door to utility area, door to downstairs wc.

Downstairs Wc

Low flush toilet.



Utility

6' 1" x 5' 1" (1.85m x 1.55m)

Door to rear garden, plumbing for a washing machine, storage area.

First Floor Landing

Double glazed window to side, doors to various rooms, loft access. Within the loft is a Worcester Bosch Greenstar boiler and the loft is boarded with light and power.

Bedroom One

13' 4" x 10' 7" (4.06m x 3.23m)

Double glazed window to rear, radiator, door to landing.

Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m)

Two double glazed windows to front, radiator, door to landing.

Bedroom Three

9' 3" x 7' 10" (2.82m x 2.39m)

Double glazed window to front, radiator, door to landing.

Family Shower Room

Double glazed window to rear, shower in cubicle, low flush wc, pedestal sink, door to landing

Outside Front

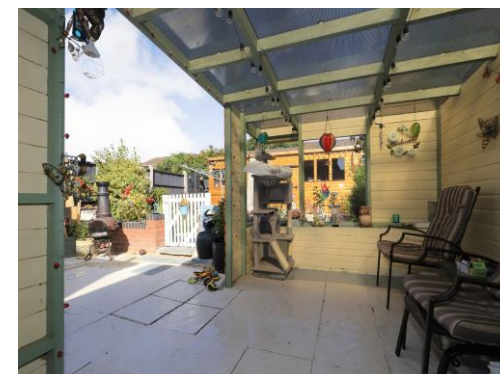
Large driveway with a fence around and a bifold gate leading to a concrete print driveway and gated access to side.

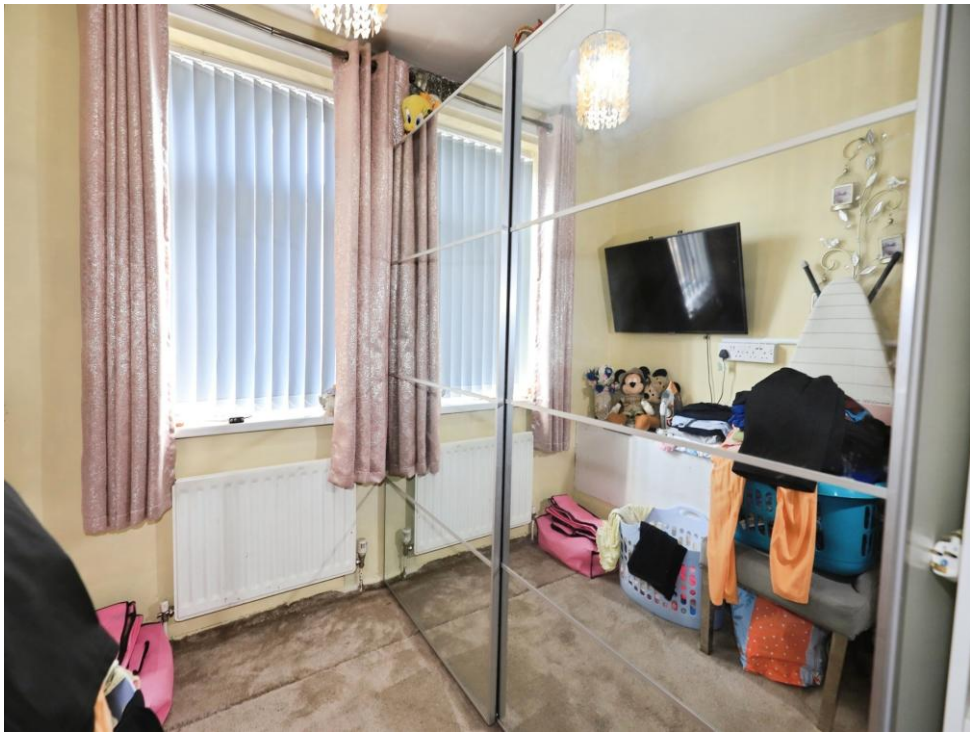
Outside Rear

Enclosed rear garden, mostly slabbed with a covered seating area, feature planter bed areas with gravel pathway, paved pathways and a large timber constructed outbuilding suitable for a variety of uses.

Agents Note

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.









Total floor area 112.2 m² (1,207 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



To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336181



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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.

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