



Connells

Lichfield Road
Wednesfield Wolverhampton

Lichfield Road Wednesfield Wolverhampton WV11 3HF

for sale offers in the region of
£500,000



Property Description

Connells Wolverhampton are delighted to bring to the market this exceptionally large and spacious three bedroom detached family property on a rare plot. Benefiting from an abundance of external space and ideal for extension, subject to relevant permissions, this property must be viewed in order to fully appreciate.

Internally the property comprises of an entrance porch, entrance hall, large lounge diner, conservatory, sitting room, extended kitchen diner and utility room. On the first floor there are three spacious bedrooms and family bathroom. Externally there is a large driveway, garage and large rear garden with elevated feature decking area and owner solar panels.

The Location & Area

Situated in the popular area of Wednesfield the property is local to Coppice Performing Arts school and further local schools within the area. There is a selection of local shops and bus routes linking to Wednesfield where there is further shopping at the popular Bentley Bridge retail park.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, central heating radiator, feature flooring.

Family Lounge

15' 6" x 10' 11" (4.72m x 3.33m)

Double glazed window to front, door to conservatory, central heating radiator.

Conservatory

12' 7" x 12' 5" (3.84m x 3.78m)

Double glazed windows and doors.

Sitting Room

15' 9" max into bay x 12' 5" (4.80m max into bay x 3.78m)

Double glazed window to front, central heating radiator, door to entrance hall.

Extended Kitchen Diner

16' x 14' (4.88m x 4.27m)

A range of wall and base units, space for various appliances, inset sink, double glazed window to rear, door to utility room, door to entrance hall.

Utility Room

12' 3" x 8' (3.73m x 2.44m)
Space for various appliances.

First Floor Landing

Doors to various rooms.

Bedroom One

15' 5" x 12' 5" (4.70m x 3.78m)
Double glazed window to front and rear,
central heating radiator, door to first floor
landing.

Bedroom Two

15' x 10' 10" (4.57m x 3.30m)
Double glazed window to front central heating
radiator, door to first floor landing.

Bedroom Three

10' 6" x 7' 10" (3.20m x 2.39m)
Double glazed window to rear, central heating
radiator, door to first floor landing.

Family Bathroom

Double glazed window, panelled bath,
pedestal sink, low flush toilet, door to first
floor landing.

Outside Front

Large block paved driveway, lawned garden
area to front.

Outside Rear

Large and spacious rear garden with raised
decking area, large lawned area, mature
plants, trees and shrubs.

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.









Ground Floor



First Floor

Total floor area 169.9 m² (1,829 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

Connells

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335405



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.

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