



**Connells**

Croft Lane  
Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this highly deceptive corner plot semi detached home located in a popular residential location.

Externally there is generous off road parking, wonderful entertainment garden and 26ft detached garage and work surface. Internally this home has an entrance porch, entrance hall, lounge, dining room and fitted kitchen. On the first floor there is a selection three generous bedrooms and family bathroom.

### The Location & Area

Situated off the popular Cannock Road on Croft Lane which offers fantastic commuting access the M6 and M54 motorways. Popular shopping can be found nearby and further shopping which includes Bentley Bridge and Wednesfield along with New Cross hospital. Schools, doctors and dentists as well as bus routes are within close proximity.

### Entrance Hall

Double glazed door to porch, central heating radiator, laminate floor, stairs to first landing, doors to various rooms.

### Lounge

14' 7" into bay x 11' 7" into recess ( 4.45m into bay x 3.53m into recess )

Double glazed bay window to front, door to entrance hall, open to dining room.

### Dining Room

13' 8" x 11' into recess ( 4.17m x 3.35m into recess )

Door to kitchen, double glazed french doors to rear garden, central heating radiator.

### Kitchen

10' x 6' 6" ( 3.05m x 1.98m )

Double glazed window to side, a selection of fitted wall and base units with roll top work surfaces, single drainer sink, part tiled walls, tiled flooring, gas hob, oven and extractor.

## First Floor Landing

Double glazed window to side, airing cupboard, stairs to ground floor.

## Bedroom One

16' into recess x 9' 8" ( 4.88m into recess x 2.95m )

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

## Bedroom Two

10' 11" x 11' ( 3.33m x 3.35m )

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

## Bedroom Three

9' x 8' 2" ( 2.74m x 2.49m )

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

## Family Bathroom

Double glazed window to rear, fitted suite with a low flush toilet, panelled bath with fitted shower and screen, wash hand basin, tiled floor, door to first floor landing.

## Outside Front

Large concrete print driveway area to front with bordering hedge, gate to rear.

## Outside Rear

Enclosed rear garden with artificial grass, planter bed areas.

## Garage

26' x 10' 4" ( 7.92m x 3.15m )

Remote electric shutter to side, lighting, door to garden, door to workshops.

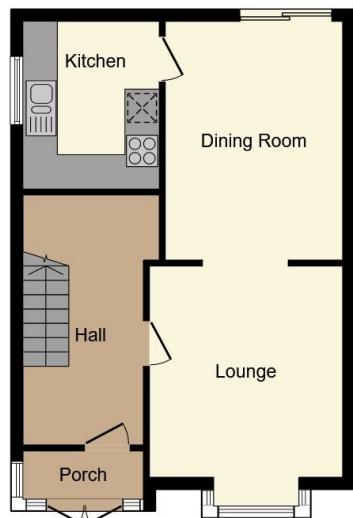
## Workshop

Two areas to the side of the property with light and power.





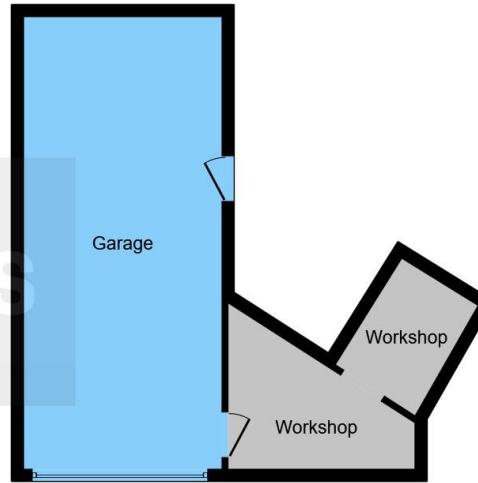




**Ground Floor**



**First Floor**



**Garage & Workshop**

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.focalagent.com](http://www.focalagent.com)

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: D    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334182](http://connells.co.uk/Property/WVH334182)**



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: WVH334182 - 0003