



**Connells**

Deans Road  
Eastfield Wolverhampton



## Property Description

Connells Wolverhampton are pleased to presented to market this traditional bay fronted detached family home set within close proximity to New Cross Hospital, boasting no onward chain this property promises to be the ideal choice for families, also offering fantastic potential throughout.

Comprising of entrance hall, two reception rooms, fitted kitchen, utility area, downstairs wc. On the first floor there are three bedrooms, master boasting a feature bay window and fitted wardrobes, a stylish shower room competes the internal accommodation.

Externally the property continues to impress with an impressive curb appeal from the front, low maintenance rear garden and a detached garage with sheltered patio area.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Situated on Deans Road between Willenhall Road and Wednesfield where there is a fantastic selection of local shopping, doctors, dentists, public houses and eateries. Popular schooling can also be found just a stone's throw away.

## Entrance Hallway

Double glazed door to front, stairs to first floor landing, double glazed window to side, radiator, store cupboard.

## Lounge

12' into bay x 11' 11" into recess ( 3.66m into bay x 3.63m into recess )

Double glazed bay window to front, radiator, gas fire place.

## Dining Room

16' 9" max x 11' 10" max ( 5.11m max x 3.61m max )

Double glazed window to rear, radiator, gas fireplace.

## Kitchen

14' 4" x 6' 11" max ( 4.37m x 2.11m max )

Double glazed window to rear, range of wall and base units with work surfaces above, sink drainer, radiator, gas hob, single glazed door to side with access to utility area.

## Utility

13' 3" max x 5' 3" max ( 4.04m max x 1.60m max )

Double glazed door to front with access to frontage, wall units, work surfaces, stainless steel sink drainer, plumbing for appliances, double glazed door to rear garden, access to wc.

## Wc

Double glazed door to rear, wc, radiator.

## First Floor Landing

Double glazed door to side, loft access.

## Bedroom One

12' 9" into bay x 10' 2" to wardrobe ( 3.89m into bay x 3.10m to wardrobe )

Double glazed bay window to front, radiator, fitted wardrobes.

## Bedroom Two

11' 6" plus recess x 10' 6" ( 3.51m plus recess x 3.20m )

Double glazed window to rear and radiator.

## Bedroom Three

7' 8" x 7' 2" into wardrobe ( 2.34m x 2.18m into wardrobe )

Double glazed window to front, radiator, fitted wardrobe.

## Shower Room

Double glazed window to rear, wc, wash hand basin, shower cubicle, heated towel rail, tiled walls, airing cupboard.

## Outside Rear

Raised and lowered patio, borders and shrubs, outdoor tap, outdoor light, gated rear access, gated off road parking.

## Detached Garage

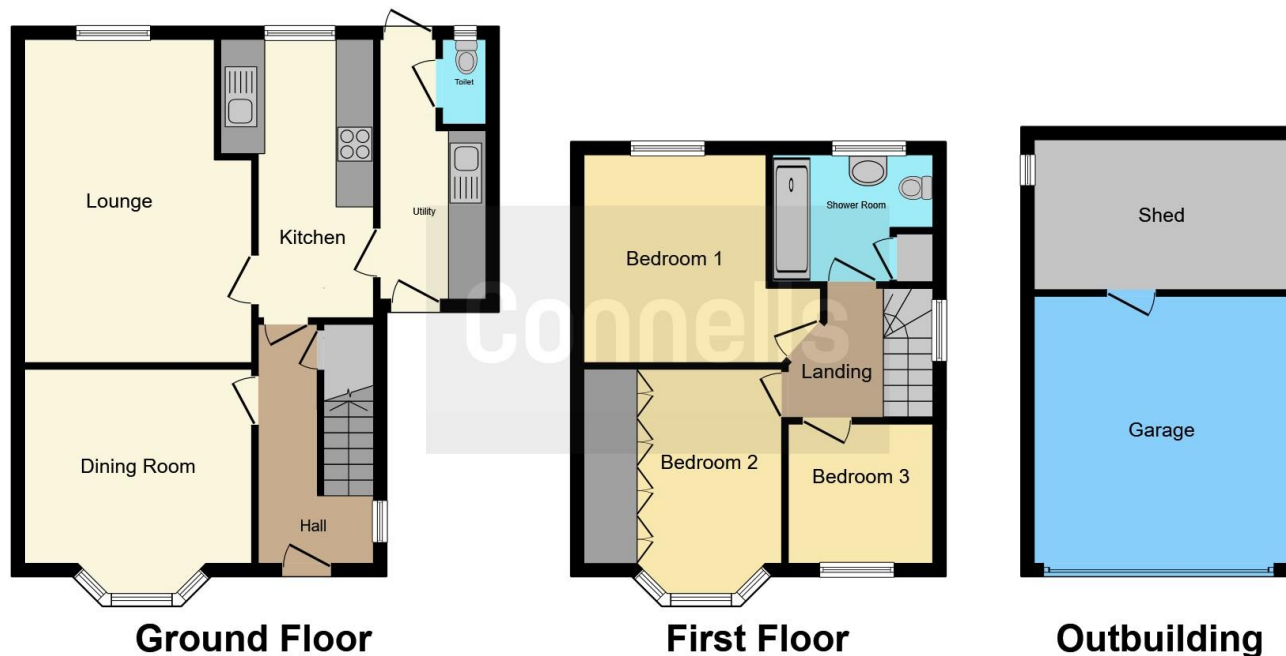
14' 1" x 13' 5" ( 4.29m x 4.09m )

door to rear leading to sheltered patio seating area.









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

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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