



Connells

Yale Road
Willenhall



Property Description

Connells Wolverhampton are delighted to present to market this executive detached family home positioned in a prime location on a sought after development. Well located to local amenities and transport links including the M54 and M6 motorway along with Wolverhampton City centre. Viewing is highly recommended, please call Connells today to arrange your viewing on this fantastic family home.

The property comprises of a welcoming entrance hall with feature marble flooring, 19ft lounge and snug. A recently refitted kitchen with a variety of integrated appliances and utility room allowing for modern living needs. A downstairs wc completes the ground floor accommodation. Upstairs there are four good size bedrooms, three with fitted wardrobes, master en-suite and family bathroom. Externally the property continues to impress with a large enclosed rear garden perfect for relaxing with family or entertaining friends. To the front is a detached garage to side and off road parking.

The Location & Area

Set in the Willenhall area with easy access to The Keyway and adjoining Black Country Route and then onto the M6 making this ideal for commuters. Bentley bridge retail park is only a short drive away, numerous local schools.

Entrance Hall

Double glazed door to front, double glazed window to front, stairs to first floor landing, central heating radiator, alarm panel, door to wc.

Ground Floor Wc

Double glazed window to front, wc, wash hand basin, central heating radiator, tiled flooring.

Lounge

19' 7" x 11' 3" (5.97m x 3.43m)

Double glazed window to front, two central heating radiators, double glazed patio doors to rear providing access to the garden.

Snug

9' 10" x 9' 5" (3.00m x 2.87m)

Double glazed window to front, central heating radiator.

Kitchen

11' 10" max x 9' 5" max (3.61m max x 2.87m max)

Double glazed window to rear, a range of wall and base units with work surfaces, sink and drainer, double integrated electric oven, five ring gas hob, integrated appliances to including dishwasher, microwave, tall fridge, freezer, central heating radiator, access to utility.

Utility

6' 2" max x 4' 11" plus recess (1.88m max x 1.50m plus recess)

Wall and base units with work surfaces, sink and drainer, plumbing for appliances, extractor fan, airing cupboard, double glazed door to rear leading to rear garden.

First Floor Landing

Loft access via a dropdown ladder, store cupboard, central heating radiator.

Bedroom One

11' 9" into wardrobe x 11' 6" (3.58m into wardrobe x 3.51m)

Double glazed window to rear, central heating radiator, fitted wardrobe, door to en-suite.

En-Suite

Double glazed window to rear, wc, wash hand basin, shower cubicle, extractor fan, heated towel rail, part tiled walls, tiled flooring, shaver point.

Bedroom Two

9' 7" excluding wardrobe x 9' 2" (2.92m excluding wardrobe x 2.79m)

Double glazed window to rear, central heating radiator, fitted wardrobe.

Bedroom Three

9' 9" x 7' 10" plus doorway (2.97m x 2.39m plus doorway)

Double glazed window to front, central heating radiator.

Bedroom Four

8' 3" excluding wardrobes x 7' 6" (2.51m excluding wardrobes x 2.29m)

Double glazed window to front, central heating radiator, fitted wardrobes

Family Bathroom

Double glazed window to front, wc, wash hand basin, bath with mixer taps and shower over, extractor fan, central heating radiator, tiled walls, tiled flooring.

Outside Front

Lawned areas, slabbed pathway to canopy entrance, off road parking to front of garage with EV charger.

Outside Rear

Ample patio, lawned area, storage shed, outdoor light, gated side access, outdoor tap, pergola.

Garage

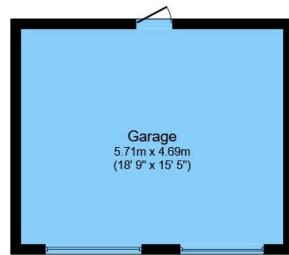
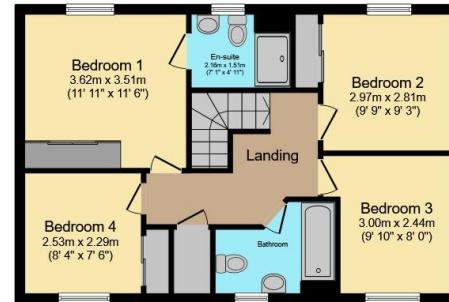
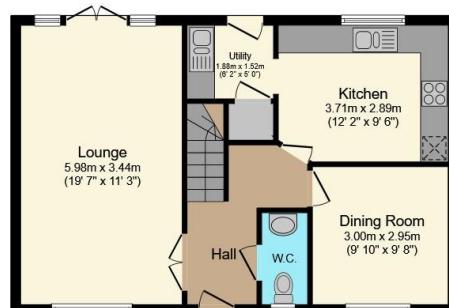
18' 7" x 18' 4" (5.66m x 5.59m)

Two up and over doors to front, power, lighting, door to rear providing access to the garden.









Garage

Total floor area 139.4 m² (1,501 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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333977



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